



01947 601301



8 THE WILLOWS, CARR HALL GARDENS

2 BED APARTMENT



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Luxury Apartment within an Exclusive Gated Development
- Surrounded by 5 Acres of Gardens with a Tennis Court & Pavillion
- 1,000 sq ft of Open Plan Living with Views over the Gardens
- Stunning Kitchen with Modern Cabinets & Integrated Appliances
- 20 ft Lounge with Bespoke Cabinetry with Feature Lighting
- 2 Double Bedrooms, Shower Suite & Additional WC
- Gas Central Heating & Double Glazing
- Mews Garage with Additional Parking

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **COMMUNAL GARDENS**
Tenure: **LEASEHOLD**

01947 601301

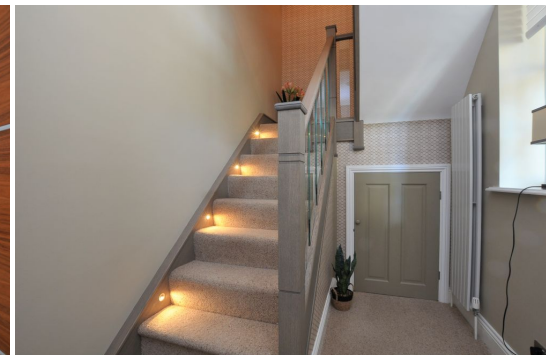
www.hopeandbraimstateagents.co.uk



8 THE WILLOWS, CARR HALL GARDENS - 2 bed Apartment - £340,000



Hope & Braim are delighted to present 8 The Willows in Carr Hall Gardens to the market. Surrounded by 5 acres of landscaped gardens and fields is this exclusive gated development of Mews Houses and Apartments that have the benefit of being secluded whilst only 3 miles from the coast. No.8 is a first-floor apartment that has a private entrance and enjoys a southerly aspect with views over the gardens from every room. The apartment has been beautifully refurbished to a very high standard with bespoke cabinetry and quality fixtures & fittings throughout. The entrance is off the rear courtyard and has an Oak & Glass staircase with storage underneath and leads upstairs to the accommodation on the first floor. There is a stunning kitchen with modern cabinets, integrated appliances, and a contemporary dining table with seating. Next there is a spacious lounge that spans 20 ft and has bespoke cabinetry with feature lighting, and a dual aspect with views over the courtyard and gardens. The bedroom wing comprises two double bedrooms, one with fitted wardrobes, plus there is a modern four-piece shower room and a separate WC. The apartment is immaculately presented and benefits from having gas central heating and double glazing, making this a turn-key home. If you are wanting a luxury apartment in quiet surroundings for either a permanent residence or as a private holiday home, we feel this property is the one to view. Please note there is a restriction on the lease that prevents holiday letting.



8 THE WILLOWS, CARR HALL GARDENS - 2 bed Apartment - £340,000

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	71	71
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

