

Flat 2, Claremont View, 11 Claremont Gardens

£300,000 Leasehold

Hadleigh Estate Agents are delighted to offer a spacious and luxurious ground floor apartment for sale. Claremont View forms part of the highly successful Beaufort development by renowned developer, Spitfire Bespoke Homes. Set in the grounds of an Italianate style villa dating from the late 1800's, Claremont View is a newly built four storey block containing 26 luxury apartments.

Accessed via a communal entrance hall and further offering an allocated parking bay, complete with EV charger. The apartment is finished to an excellent standard with high specification finishes and features throughout including an individually designed bespoke kitchen, Villeroy & Boch sanitaryware in the bathrooms, bespoke fitted wardrobes in the bedroom, wraparound terrace and under floor heating throughout.

H



Hallway

Bright and welcoming hallway with touch screen video entry system, thermostat, tiled flooring, spotlights to ceiling and extensive storage cupboard.

Kitchen Diner

Bespoke designed kitchen featuring sleek handle less timber cabinetry and soft close drawers. Offering a matte white finish and upgraded marble worktops. A range of integrated appliances throughout including NEFF induction hob and hot water tap with integrated filter. The kitchen island was further improved by adding an overhang, ideal for creating the breakfast bar. Tiled flooring throughout, ceiling spotlights and fitted blinds.

Lounge

The lounge area boasts a bespoke fitted media wall, complete with integrated desk area, designed and installed by Open Door Interiors. Dual aspect windows and patio door leading to the outdoor terrace. Bespoke curtains and blinds are fitted throughout the lounge area, tiled flooring continued and ceiling spotlights.



Bedroom

Modern and spacious master bedroom, boasting bespoke fully fitted wardrobes, including a central dressing table designed and installed by Open Door Interiors. Carpeted flooring, fitted blinds alongside premium blackout curtains, ceiling light point and spotlights.



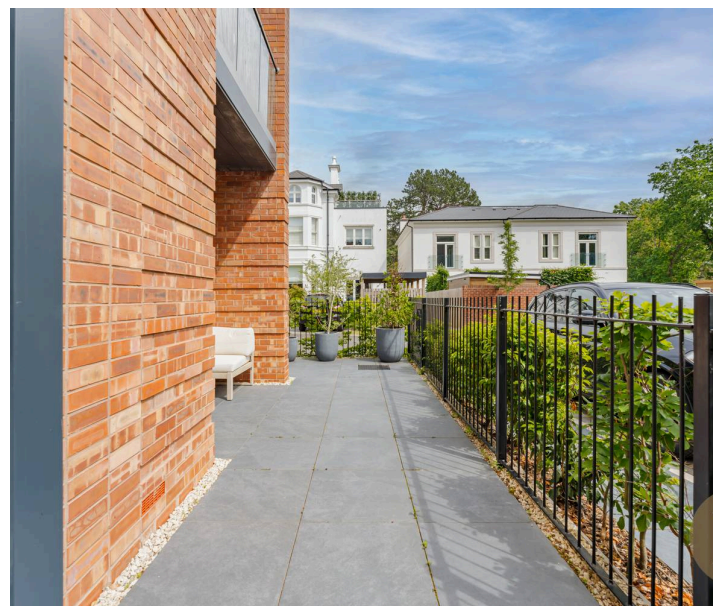
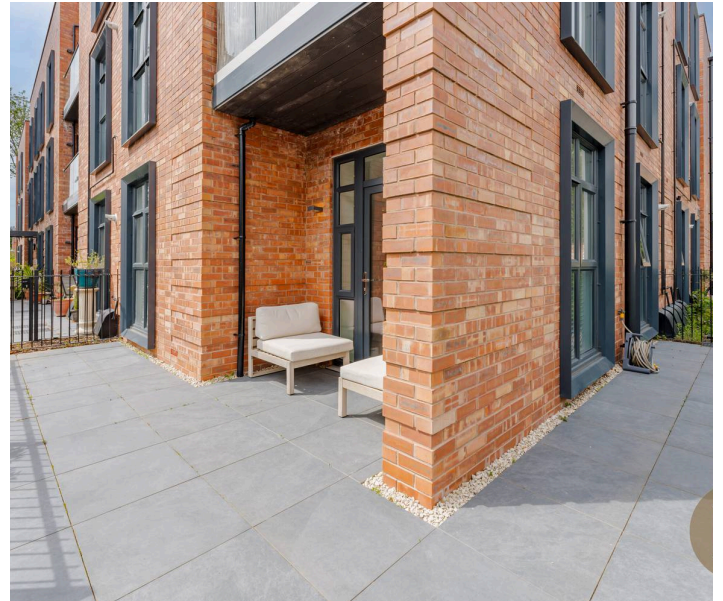


Shower Room

Contemporary white Villeroy & Boch sanitaryware with polished chrome fittings by Hansgrohe. Bespoke fitted mirrored cabinet with shelving and lighting. Floor to ceiling ceramic tiling, multi-rail chrome heated towel rail, low level flush WC and walk in shower.

Terrace

Benefitting from being situated on the ground floor, the apartment offers a private south facing wraparound terrace. Offering views across the communal ground, the outside terrace further benefits from external water tap and being south facing.



Council Tax band: C

Tenure: Leasehold

Years remaining: 995

Service Charge PA: £2,020.12

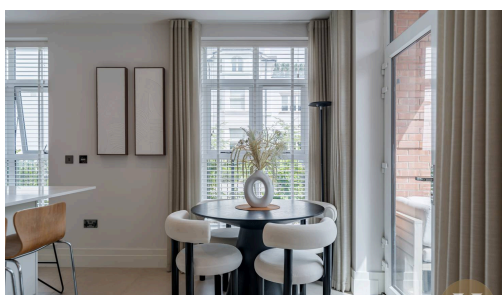
Ground Rent PA: £0

EPC Energy Efficiency Rating: B

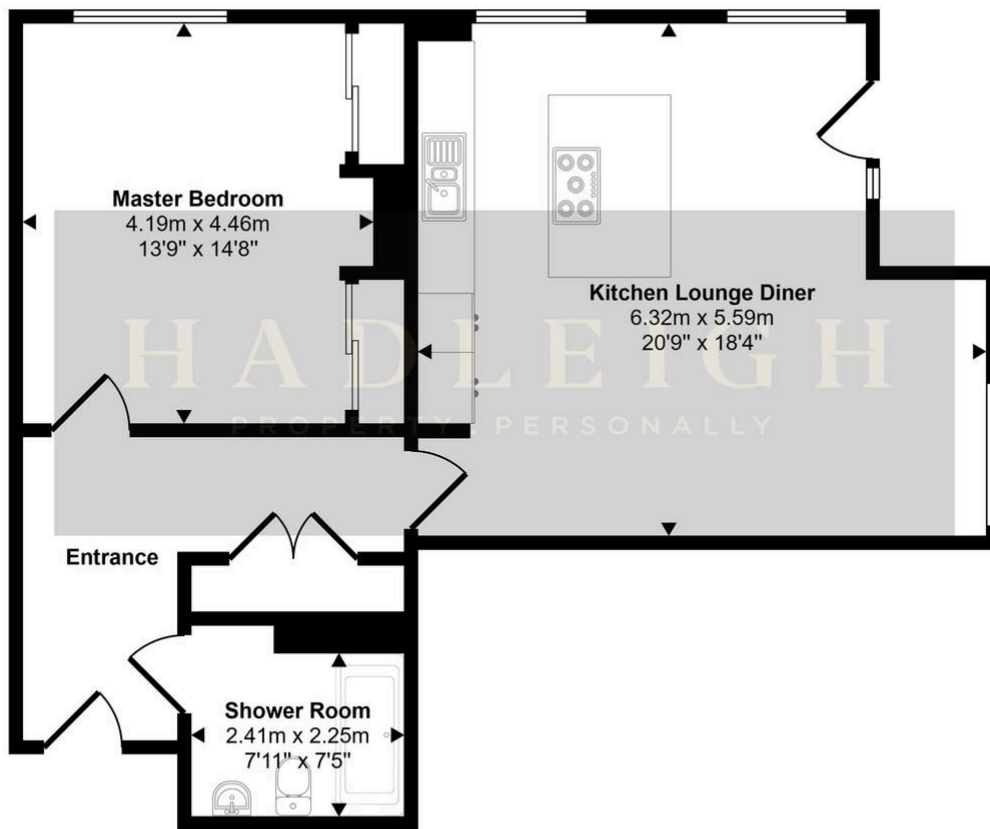
EPC Environmental Impact Rating: B



- › Ground floor one bedroom apartment
- › Spitfire Homes Development
- › Wraparound South facing terrace
- › Open Plan Living
- › Bespoke Media Wall
- › Underfloor Heating
- › Boiling Water Tap



Approx Gross Internal Area
69 sq m / 743 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.