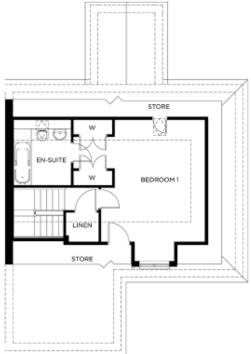
# 48 Great Alne Park

## A beautiful modern home





### Price: £581,500\*

Albany cottage has character, charm and is designed for flexibility. It has an exceptionally spacious main reception for living and dining, a separate fitted kitchen and a glazed garden room. There is also a study and nearby wet room that together provide flexibility for ground floor living. On the first floor is a large double bedroom with en-suite bathroom and generous in-built storage.

### Internal measurements: 1,216sq ft

Kitchen	8′ 9″ x 11′ 7″	2,660 x 3,510mm
Living/Dining Room	13' 7" x 22' 9"	4,120 x 6,930mm
Bedroom 1	13′ 5″ x 15′ 9″	4,080 x 4,780mm
Bedroom 2	8′ 9″ x 13′ 3″	2,660 x 4,030mm

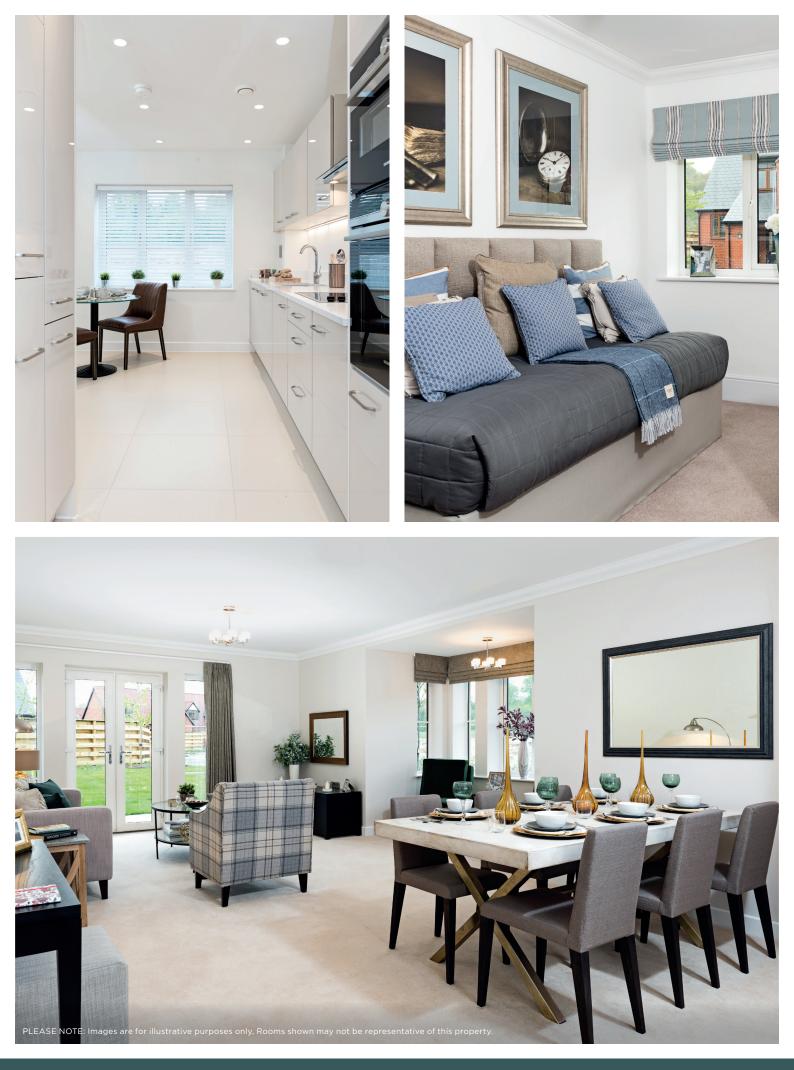
#### \* other charges apply

Apart from the fixtures and fittings described, the homes are unfurnished.

\* Based on a 125-year lease, and subject to service charge, event fees and ground rent. Please ask for further information.

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