

# 30 Great Alne Park

A beautiful modern home



Price: £POA\*

A flexible home that can accommodate your needs changing in the years to come. The ground floor of the Canterbury cottage comprises a spacious reception, large separate kitchen, glazed garden room and a study/bedroom with adjacent wet room to give you the option of single floor living if you prefer. Upstairs is a generously proportioned master bedroom and another bedroom or study, both of which have access to the bathroom.

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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Internal measurements: 1,300sq ft

Kitchen	14' 7" x 11' 7"	4,440 x 3,510mm
Living/Dining Room	13' 7" x 22' 9"	4,120 x 6,930mm
Bedroom 1	9' 8" x 15' 9"	2,940 x 4,780mm
Bedroom 2	8' 9" x 13' 8"	2,660 x 4,150mm
Study/Home Office	10' 10" x 8' 1"	3,290 x 2,450mm



PLEASE NOTE: Images are for illustrative purposes only, Rooms shown may not be representative of this property.