





Positioned on the **SECOND FLOOR** of a purpose build block of apartments this spacious **TWO-DOUBLE BEDROOM** apartment located in Dawn Court forms part of a **MODERN DEVELOPMENT** set back from the main road and benefits from **ALLOCATED PARKING**.

Guide Price: £375,000

The property enjoys a spacious kitchen/breakfast room, lounge, and en-suite to the main bedroom. The property is positioned within easy reach of the Thameslink Station with a fast and regular service to London St. Pancras along with local shopping amenities and recreation space.

EPC Rating: B 83

Council Tax Band: C

Lease Information: 125 years from 1st Jan 2005
–105 years remaining.





Entrance Hall

Living Room 5.46m x 4.41m (17'11" x 14'6").

Kitchen 4.54m x 2.88m (14'11" x 9'5").

Bedroom 1 3.68m x 2.63m (12'1" x 8'8").

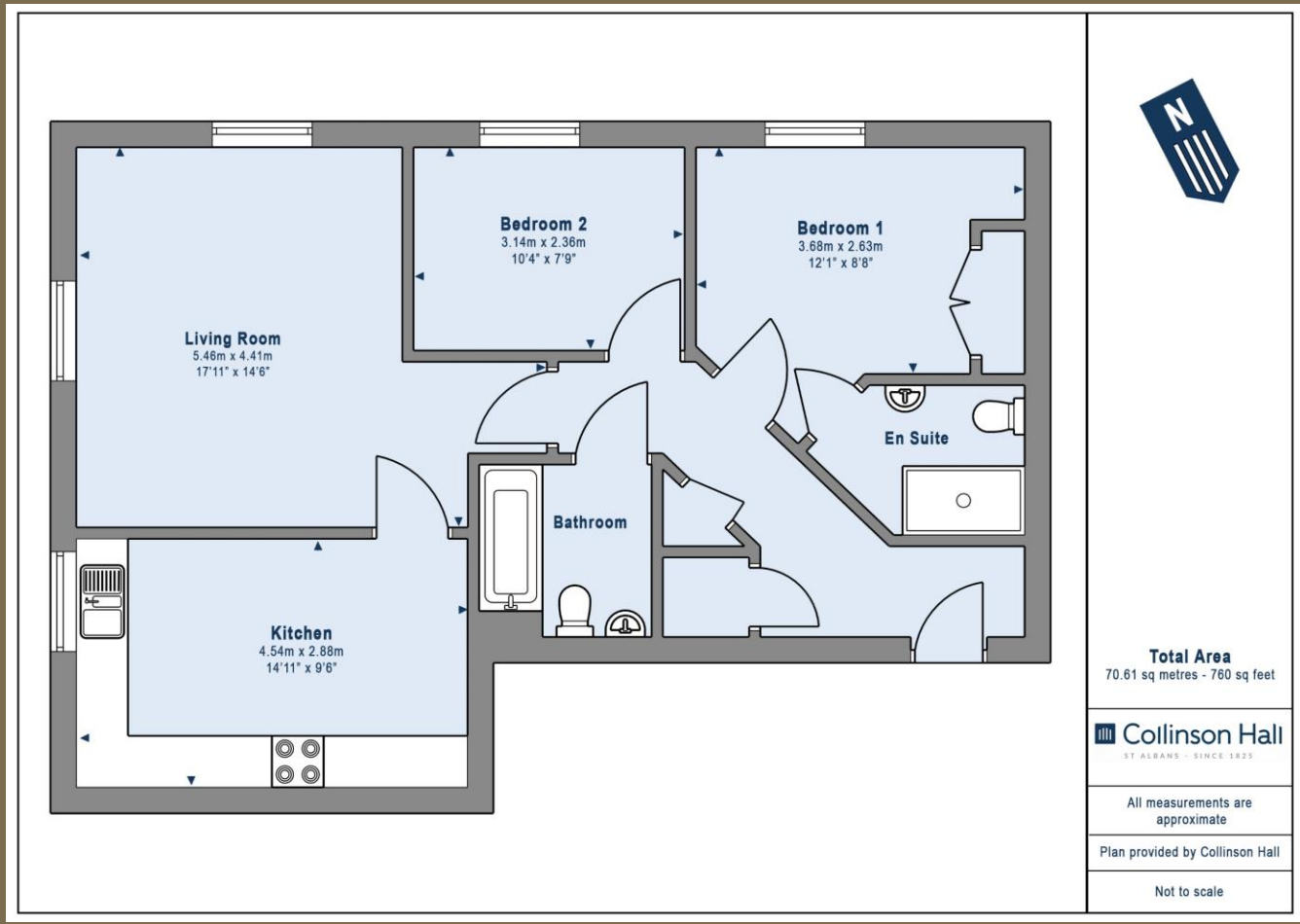
Ensuite Shower Room

Bedroom 2 3.14m x 2.36m (10'4" x 7'9").

Bathroom

Residents Parking





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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