



The Alder - House 124. Amber Waterside

£595,000





The Alder - House 124, Amber Waterside, The Lakes

Cranleigh

- Just launched - The Lakes at Amber Waterside
- Modern open plan layout
- 1096 sqft 3 bed 3 bathroom home
- Quality kitchens with style and colour options
- Fitted wardrobes in main bedroom
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitaryware
- EPC: A. Energy efficient home with Solar PV
- Carport, driveway parking and App controlled EV charging point
- Council Tax band: TBD
- Tenure: Freehold
- Estate management charge: £300 PA





FIRST FLOOR



THE ALDER
1096 sq ft

HOUSES 125 & 129
(HOUSES 124 & 128
ARE A MIRROR IMAGE)

LIVING/DINING	5020 x 4450mm	16'5" x 14'7"
KITCHEN	4000 x 3720mm	13'1" x 12'2"
BEDROOM 1	3590 x 5360mm	11'9" x 17'7"
BEDROOM 2	4510 x 2650mm	14'9" x 8'8"
BEDROOM 3	3540 x 2650mm	11'7" x 8'8"

KEY:
W - Wardrobe
ST - Store
B - Boiler
U - Utility



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