



## The Cypress

Amber Waterside, The Lakes. £625,000





## The Cypress - House 145, Amber Waterside, The Lakes

- Just launched - The Lakes at Amber Waterside
- 1167 sqft 3 bed 2 bathroom stylish home
- EPC: A. Energy efficient home with Solar PV
- Spacious open plan kitchen/dining room
- Principal bedroom with dressing area and en-suite shower room
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitaryware
- Driveway parking and App controlled EV charging point
- Stylish kitchens - choose sleek handle-less design or traditional shaker finish
- Useful utility/store room
- Council Tax band: TBD
- Tenure: Freehold
- EPC Environmental Impact Rating: B
- Estate management charge: £300 pa
- Please note: Computer generated images (CGIs) and show home photography are for illustrative purposes only.





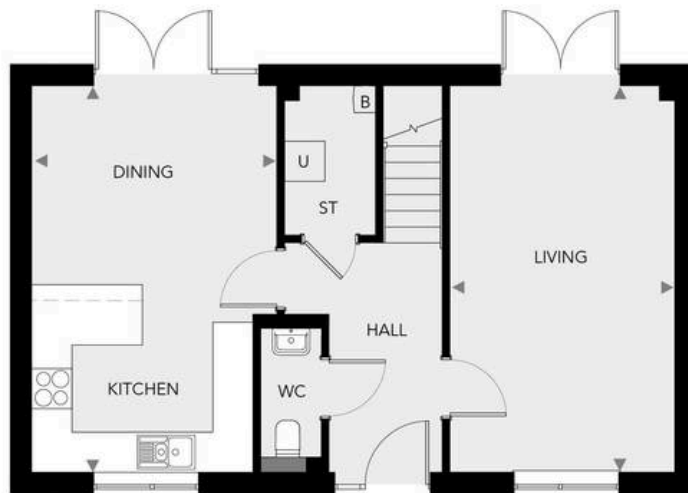
FIRST FLOOR

## THE CYPRESS

1167 sq ft

HOUSES 146 & 207  
(HOUSE 145 IS A MIRROR IMAGE)

LIVING	5695 x 3315mm	18'8" x 10'10"
KITCHEN/DINING	5695 x 3615mm	18'8" x 11'10"
BEDROOM 1	5695 x 3315mm	18'8" x 10'10"
BEDROOM 2	3050 x 3615mm	10'0" x 11'10"
BEDROOM 3	3615 x 2525mm	11'10" x 8'3"



GROUND FLOOR

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



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