

# 16 Poplar Court

A beautiful modern home



Price: £POA\*

The delightful York cottage boasts three bedrooms and a spacious open plan living area opening onto a private patio. The York also features a garden room with desirable dual-aspect glazing, and a large first-floor gallery providing substantial and flexible living accommodation.

\* other charges apply

Internal measurements: 1,536sq ft

Kitchen	14' 8" x 13' 8"	4,450 x 4,160mm
Sitting/Dining Room	22' 11" x 14' 8"	6,980 x 4,460mm
Bedroom 1	14' 8" x 10' 7"	4,450 x 3,210mm
Bedroom 2	15' 10" x 18' 9"	4,810 x 5,690mm
Study/Bedroom 3	14' 0" x 9' 1"	4,260 x 2,750mm
Garden Room	9' 3" x 7' 7"	2,810 x 2,290mm
Gallery	12' 10" x 13' 0"	3,910 x 3,950mm

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