



1 Bedroom Mews

The Cottonwood is a beautifully appointed 1-bedroom, two-storey mews home of impressive proportions. To the ground floor there is an entrance hall providing separation from the doorway and to the right there is the downstairs WC. The open plan kitchen/dining/living area is thoughtfully laid-out and is spacious and comfortable. The impressive, fitted kitchen provides plenty of storage and features integrated appliances. There is also useful storage cupboard under the stairs.

Upstairs there is a landing area opening up to a well-appointed bathroom complete with premium sanitaryware. From there you enter the spacious double bedroom boasting a feature window to allow an abundance of natural light

The Cottonwood is a home of outstanding features with exacting design.

Home Features

- Open Plan Living and Dining Area
- Useful Storage Cupboard
- Premium Kitchen Area with Integrated Appliances
- Downstairs WC
- Large Double Bedroom
- Bathroom with Bath and Shower
- Communal Grounds
- Off Road Parking

Ground Floor



Ground Floor

Lounge	4.4 x 3.0m
Kitchen	3.5 x 4.9m
WC	1.6 x 1.05m

First Floor

Bedroom	3.7 x 4.9m
Bathroom	2.1 x 2.0m
Dressing Room	1.7 x 2.9m

58.71 sqm
632 sqft

First Floor





Average Home

Energy Rating

EPC D

Annual energy use

11760 kWh

Energy costs per year

£3763.20



Average Oakwood Home

Energy Rating

EPC A

Annual energy use

5200 kWh

Energy costs per year

£1644

Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms
- Satin Chrome Ironmongery
- High grade Sanitaryware
- Access to Superfast Broadband
- Personalise your new home with options (dependent on build stage)

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV Ready
- Highly insulated Floors, Walls and Roof
- Smart Heating System
- Premium Specification Energy Saving Combi Boiler
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations



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Disclaimer:

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*Energy usage calculations have been taken from published literature and are a guide only. The calculation is based on a home with 98m² of gross internal floor area and an energy tariff of 0.32p P/KWH. Please note prices can fluctuate and the calculation does not include standing or other tariff charges. Our homes are built to the latest Part L regulations and achieve an SAP A rating (92+) this is the highest rating in the SAP hierarchy.

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