

S T J A M E S P A R K

S O U T H S E A



THE EXBURY | PLOT 07

**Spacious two bedroom garden apartment with
dedicated parking and EV charging**

Light filled living/dining room with access through French doors out onto a private South-facing garden. Recessed German manufactured kitchen with integrated appliances and feature breakfast bar.

Large master bedroom complete with luxury en-suite. Second double bedroom complimented by the family bathroom.

This property also offers a utility room, dedicated parking for two vehicles and EV charging.

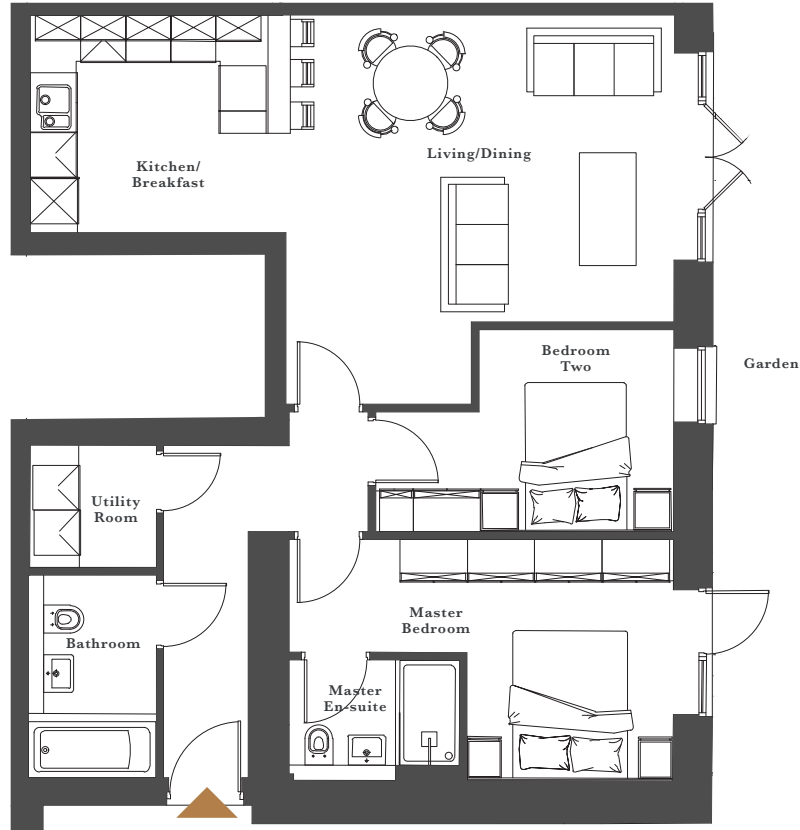
PROVISIONAL

PLOT 07

PROVISIONAL



Layout Showing
Provisional
Garden Space



DIMENSIONS

Living/Dining	5140 x 5130	(16' 10" x 16' 10")
Kitchen/Breakfast	3355 x 2850	(11' 0" x 9' 4")
Master Bedroom	4090 x 3175	(13' 5" x 10' 5")
Master En-suite	2255 x 1555	(7' 4" x 5' 1")
Bedroom Two	3925 x 2640	(12' 11" x 8' 8")
Bathroom	2650 x 1655	(8' 8" x 5' 5")
Utility Room	1635 x 1580	(5' 4" x 5' 2")

Please note: All dimensions are maximum unless otherwise stated and based on provisional drawings and therefore should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/ build process. Client choices and upgrades are subject to the build programme. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.