

S T J A M E S P A R K

S O U T H S E A



THE EXBURY | PLOT 09

**Exceptional 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.

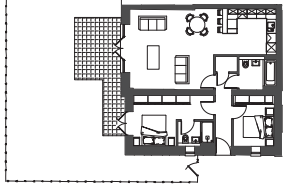
Large master bedroom complete with luxury en-suite and secondary access to the garden through French doors. Second double bedroom complimented by the family bathroom.

This property also offers dedicated parking for two vehicles and EV charging.

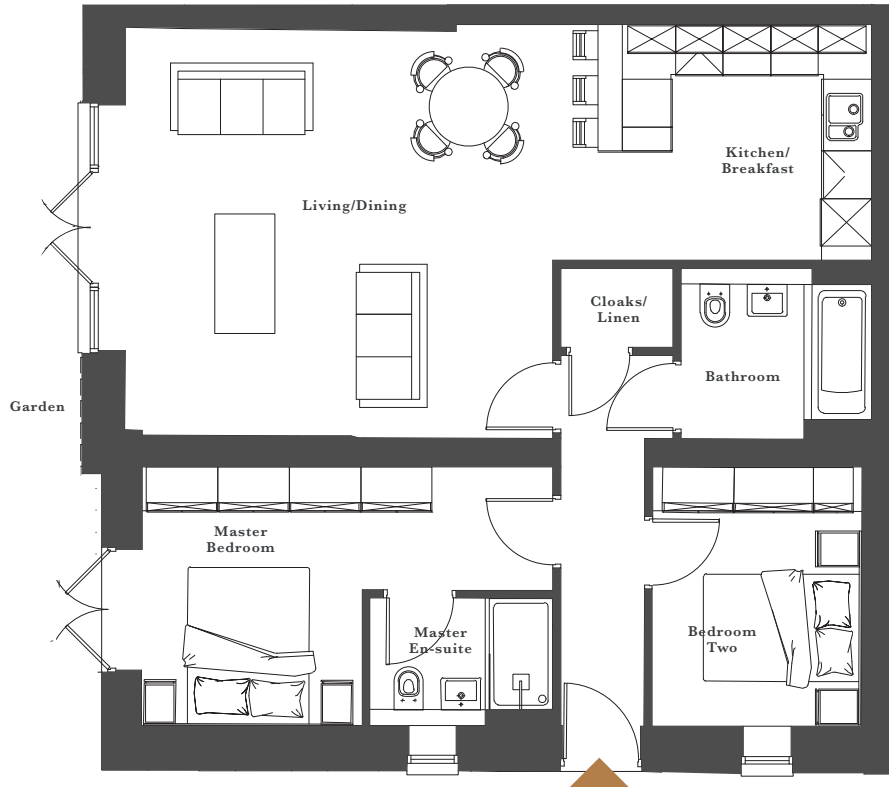
PROVISIONAL

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Layout Showing
Provisional
Garden Space



DIMENSIONS

Living/Dining	5335 x 5080	(17' 6" x 16' 8")
Kitchen/Breakfast	3965 x 2915	(13' 0" x 9' 7")
Master Bedroom	5115 x 3200	(16' 9" x 10' 6")
Master En-suite	2245 x 1555	(7' 4" x 5' 1")
Bedroom Two	3210 x 2585	(10' 0" x 8' 6")
Bathroom	2350 x 2095	(7' 9" x 6' 10")

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.