

S^T JAMES PARK

SOUTHSEA



THE FERNHURST | PLOT 101

**Exceptional two bedroom single floor apartment
with roof terrace and dedicated parking**

Dual aspect living/dining room with access out onto private roof terrace. Recessed German manufactured kitchen including integrated appliances and feature breakfast bar.

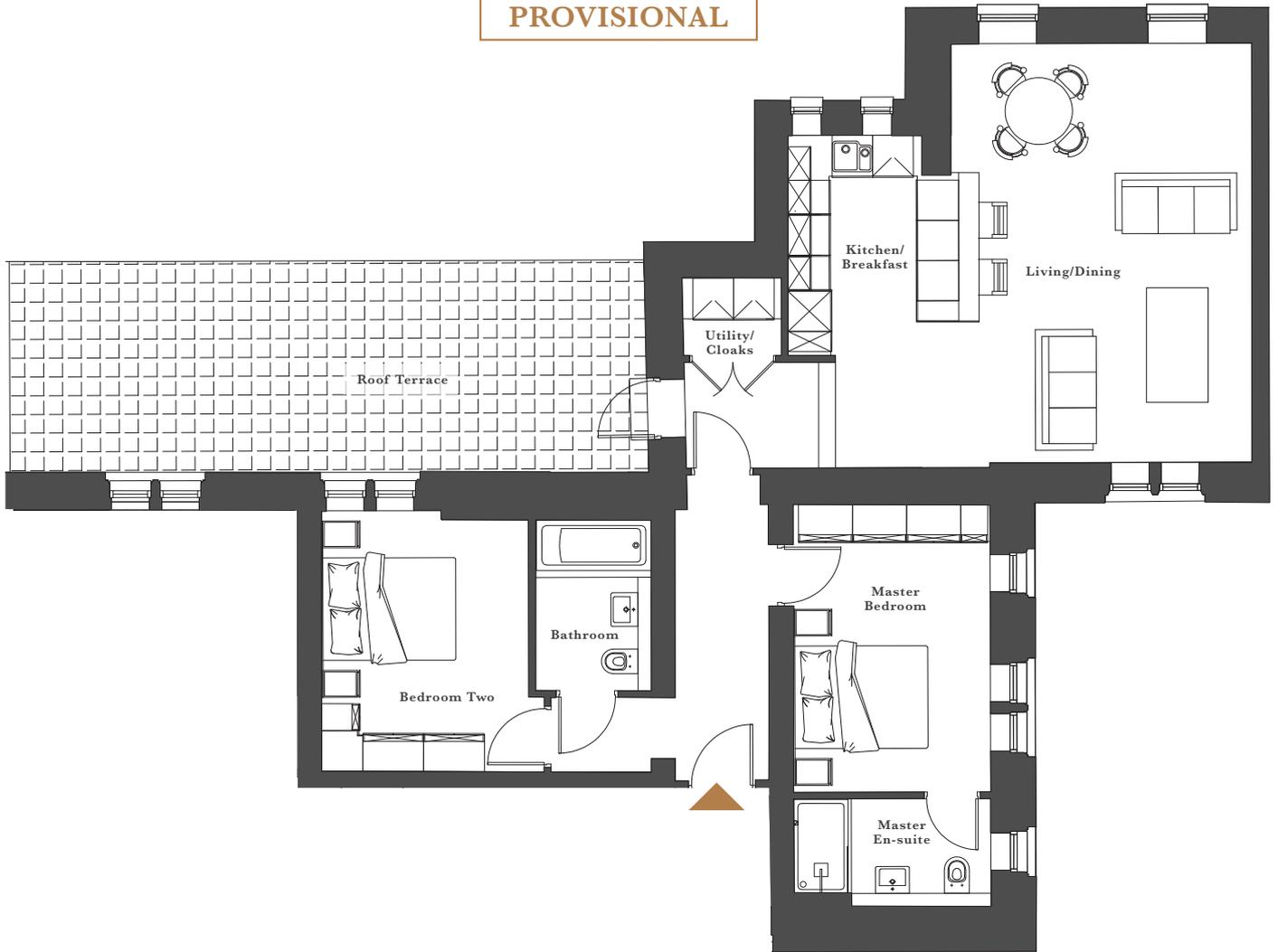
Bright and spacious master bedroom complete with en-suite.
Second double bedroom complimented by the luxury family bathroom.

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

PROVISIONAL

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DIMENSIONS

Living/Dining	6200 x 4450	(20' 4" x 14' 7")
Kitchen/Breakfast	4910 x 2775	(16' 1" x 9' 1")
Master Bedroom	4240 x 2980	(13' 11" x 9' 9")
Master En-suite	2865 x 1560	(9' 5" x 5' 1")
Bedroom Two	3840 x 3020	(12' 7" x 9' 11")
Bathroom	2490 x 1660	(8' 2" x 5' 5")
Utility Room	1420 x 1110	(4' 8" x 3' 8")

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.