

S T J A M E S P A R K

S O U T H S E A



THE FERNHURST | PLOT 104

Magnificent three bedroom single floor feature apartment with roof terrace and dedicated parking

Generously sized open plan living/dining room with access out onto the large private roof terrace. Recessed German manufactured kitchen with integrated appliances and feature breakfast bar.

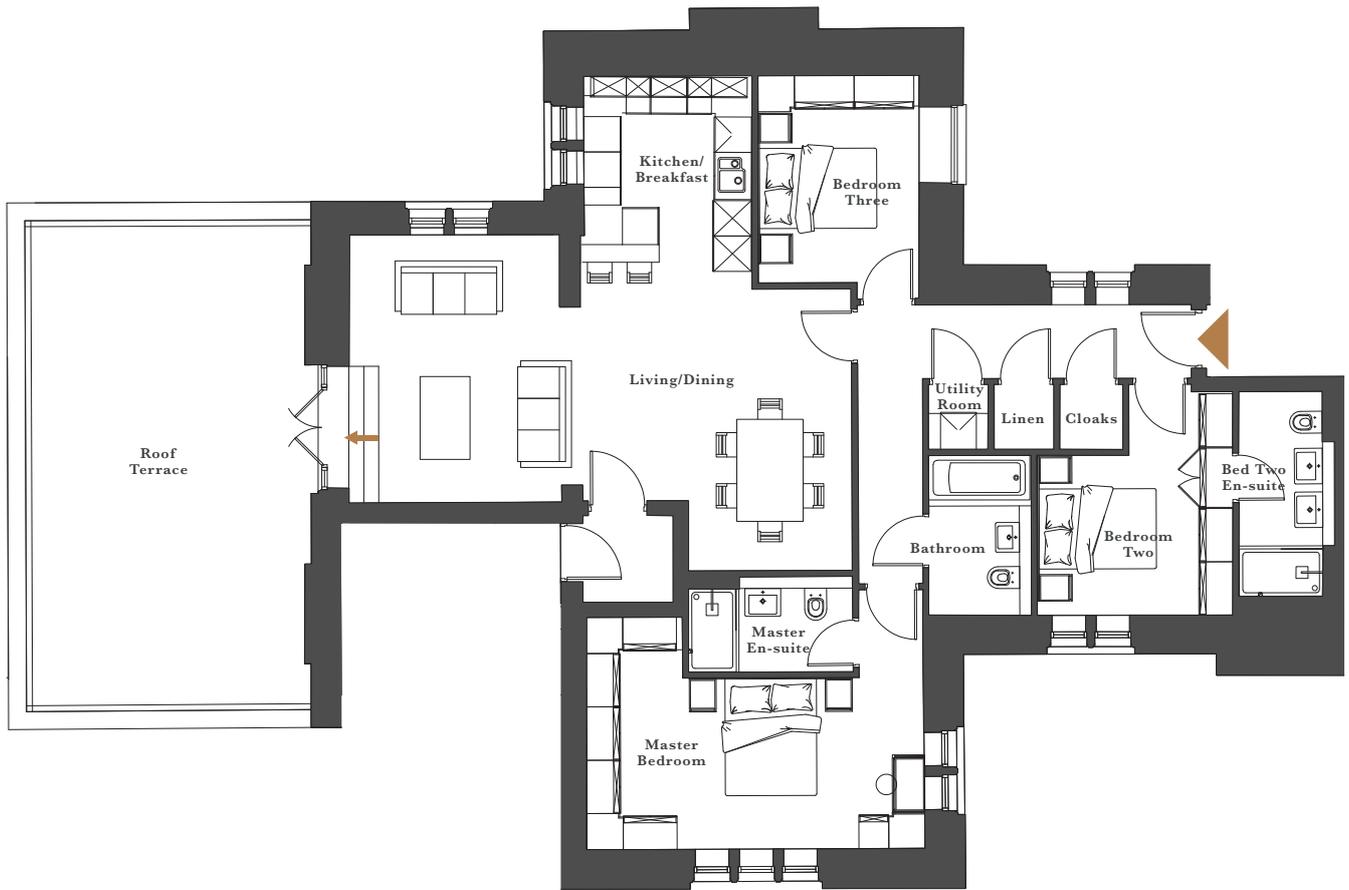
Dual aspect master bedroom and second double bedroom both come complete with luxury en-suite. Third double bedroom is complimented by the luxury family bathroom.

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

PROVISIONAL

PLOT 104

PROVISIONAL



DIMENSIONS

Living Room	4465 x 3830	(14' 8" x 12' 7")
Dining Room	4705 x 4485	(15' 5" x 14' 9")
Kitchen/Breakfast	3550 x 2775	(11' 8" x 9' 1")
Master Bedroom	5605 x 3870	(18' 5" x 12' 8")
Master En-suite	2700 x 1560	(8' 10" x 5' 1")
Bedroom Two	3720 x 3225	(12' 2" x 10' 7")
Bed Two En-suite	3405 x 1555	(11' 2" x 5' 1")
Bedroom Three	3445 x 2650	(11' 4" x 8' 8")
Bathroom	2650 x 1665	(8' 8" x 5' 6")
Utility Room	1050 x 950	(3' 5" x 3' 1")

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.