



201 The Courtlands, Sully

£1,000

Priory Lettings are pleased to offer a two bedroom executive apartment located on the sought after Hayes Point development in Sully benefitting from 24 hour concierge, a fully equipped gymnasium, indoor swimming pool, sauna as well as lifts to all floors. The property accommodation briefly comprises; entrance hallway, an impressive 31' lounge open to a contemporary kitchen fully integrated with granite worktops, two double bedrooms with en-suite to master and a beautifully presented family bathroom. The apartment is located on the second floor and also benefits from a spacious roof terrace laid with astro turf. No DSS. No pets. £200.00 Admin Fee for Sole Tenancy & £250.00 Admin Fee for Joint Tenancy.



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Communal Entrance

Sophisticated communal entrance with lifts to all floors. Concierge reception which is operational 24 hours a day.

Entrance Hallway

Spacious hallway with doors to all rooms including a good size walk in wardrobe cupboard housing hot water tank. Solid wood flooring. Security entrance phone.

Bedroom One 14'4 (max) x 10'7 (4.37m (max) x 3.23m)

Main double bedroom with two windows to the side. Fitted carpet. Range of built in wardrobes. Door to:

En suite

Ceramic tile to splash back and floor. Wall mounted chrome radiator. Glazed shower enclose with electric shower. Wash hand basin and w.c with boxed in cistern.

Bedroom Two 11'1 (max) x 8'3 (3.38m (max) x 2.51m)

Second double bedroom with window to side. Fitted carpet. Built in wardrobe.

Bathroom

Suite to comprise panelled bath with shower attachment over. W.c with boxed in cistern and wash hand basin with mirror door vanity units. Ceramic tile to all walls and floor. Wall mounted heated towel rail. Window to side.

Main Room 31'11 x 18'5 (9.73m x 5.61m)

Kitchen: Cotemporary area to comprise a range of high gloss base and wall units with granite work surfaces, one and a half bowl sink with single drainer. Integrated "Smeg" appliances to include washing machine, fridge/freezer, microwave and four burner electric hob and oven with extractor over. Breakfast bar of similar finish to work surfaces.

Lounge/Dining Room: Three windows to front and two to the side and french doors providing access to roof terrace. Solid wood flooring. Open plan living at its finest.

Grounds

This exclusive development has gated access which leads to the superbly kept grounds. Within the grounds there is a tennis court, a cricket pitch and access down to the beach. There are also two allocated parking spaces for the apartment.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
84	86	78	79
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	