

# The Marchmont

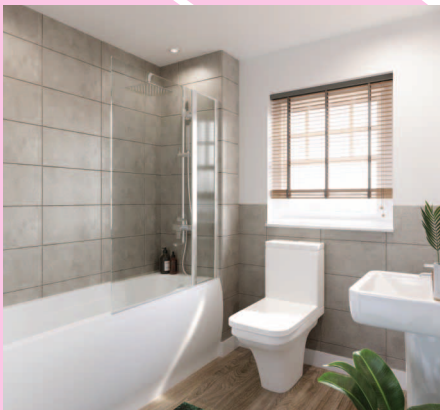
## at Montague Place

**2** bedroom house

**Plots** 45, 46, 47, 48, 58 and 59

**Sq.m** 68.5

**Sq.ft** 737



- Modern fitted Symphony kitchens
- Zanussi gas hob and extractor fan
- Contemporary Ideal Standard bathroom suite from the Sandringham range
- High quality Polysafe flooring to kitchens and bathrooms
- Driveway with 1 parking space
- Turfed rear gardens
- Gas boiler
- 12 year NHBC new homes warranty

### Disclaimer

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available, please ask a sales advisor for more information.



## Ground Floor

### LIVING ROOM

Metres: 3.1 x 4.0

Feet: 10.22 x 13.38

### KITCHEN / DINING

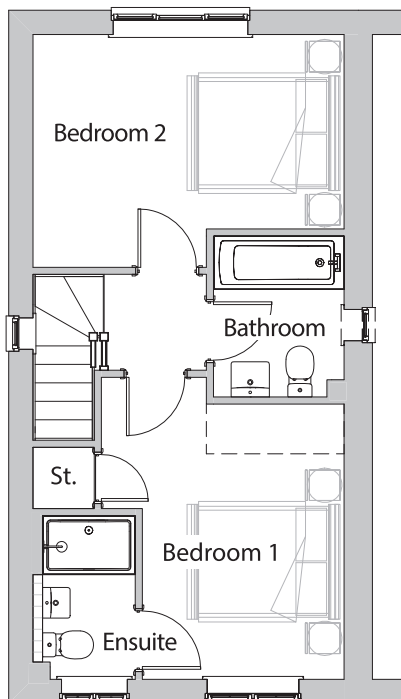
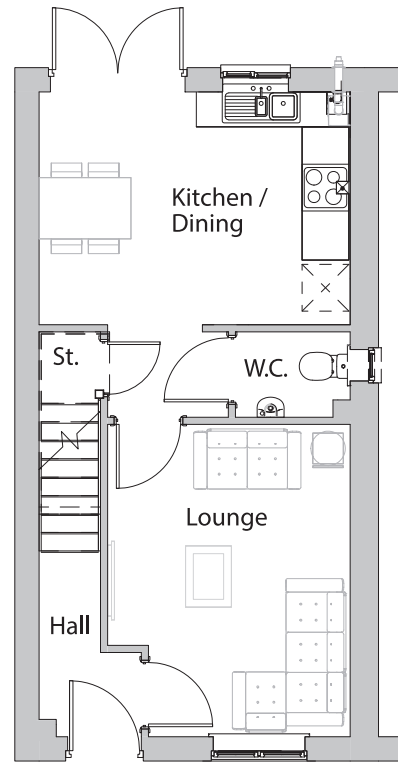
Metres: 4.0 x 3.0

Feet: 13.40 x 9.98

### WC

Metres: 1.5 x 1.1

Feet: 4.92 x 3.65



## First Floor

### BEDROOM 1

Metres: 2.6 x 3.5

Feet: 8.64 x 11.79

### ENSUITE

Metres: 1.2 x 2.1

Feet: 3.96 x 7.01

### BEDROOM 2

Metres: 4.0 x 3.0

Feet: 13.40 x 9.93

### BATHROOM

Metres: 1.7 x 2.0

Feet: 5.59 x 6.86

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