

SOU839  
Available

## ROSIA DALE

**£485,000**



### FEATURES

- 3 Bedrooms
- 1 Bathrooms
- Air-conditioning in living room and bedrooms
- Ceramic flooring in kitchen and bathroom
- Quality laminate flooring throughout
- Bay views from upstairs
- PVC double glazed windows
- Outside shed
- Fitted wardrobes
- Near beaches
- Near schools
- Partly Furnished
- Permit Parking - Not Allocated
- Communal Courtyard
- Air Conditioning

This beautifully presented three-bedroom duplex apartment offers the perfect opportunity for buyers seeking a stylish home in a welcoming, family-friendly community in the sought-after South District. Occupying a desirable top-floor, corner position within a small and well-maintained development, the property enjoys a thoughtfully designed layout that maximises both space and natural light. The ground floor features a sleek, fully fitted German designer kitchen, complemented by a bright and airy living area that opens onto a private west-facing balcony—ideal for relaxing or enjoying the afternoon sun. Upstairs, the property comprises three generously sized bedrooms and a contemporary family shower room. Recently refurbished to a high standard throughout, the home is truly move-in ready, combining modern finishes with a warm and inviting feel. A further standout feature is the boarded loft area, providing excellent additional storage and offering exciting potential—subject to planning permission—to be transformed into a cosy snug, home office, or additional bedroom. Residents benefit from a range of excellent communal amenities, including a children's playground, bike storage, and a clubhouse available for private hire. The development also offers private communal parking, ensuring everyday convenience. Set within a highly desirable location, this is a superb opportunity to step onto the property ladder and secure a quality home in a thriving community. Early viewing is highly recommended. Please note: a three-year residency restriction does not apply.

<b>Interior Size:</b>	80m <sup>2</sup>	<b>Rates:</b>	£43.33 Per Month
<b>Exterior Size:</b>	3m <sup>2</sup>	<b>Service Charges:</b>	£93.28 Per Month
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£5,950.92
<b>Furnishing:</b>	Partly Furnished		