

# Albany

A well designed semi-detached two bed starter home, with block paved drive way, created by Lindum Homes.

*The Albany is available on the First Homes Scheme.*

## Net Zero Carbon Ready Homes

EPC Rating - A.

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*The image above depicts our Albany house type; however, please note that there may be some elevation variations so this is for guidance only.*

The downstairs area features a modern fitted kitchen, a lounge with a dining space, and a cloakroom.

Patio doors from the lounge open directly onto the garden patio, creating a seamless indoor-outdoor flow.

Upstairs, there are two bedrooms, with the second bedroom offering additional storage space with a convenient cupboard over the bulkhead.

The bathroom is equipped with a shower bath for added functionality.

## Ground Floor



**LOUNGE** 4070 x 4870mm (13' 4" x 16' 0")

**KITCHEN** 3065 x 2810mm (10' 0" x 9' 2")

## First Floor



**BED 1** 4070 x 3005mm (13' 3" x 9' 9")

**BED 2** 4070 x 2430mm (13' 3" x 8' 0")

All measurements are maximum (Inc Bay windows & Wardrobes) • Sq ft excludes garage space

Lindum Homes gives notice that the property particulars and related information shown in this publication are set as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by physical inspection of the property in question or otherwise as to their accuracy.

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