

Frequently asked questions.

Legal Description	Title for 4/114 Cranford Street awaiting to be issued. Underlying title: Identifier CB507/20. Area 842 square metres more or less. Legal Description Lot 9. Deposited Plan 6485
Address	4/114 Cranford Street, St Albans. (Known as unit 9 on plans)
Rateable Valuation	Awaiting to be issued.
Rates	Awaiting to be issued.
Land Area	206.21 sqm (Approx.) Not verified. Land area for 114 & 116 Cranford Street awaiting to be issued with title.
House Area	111 sqm (Approx.)
Age	2023 - Code of Compliance to be issued May 2023.
TC Land Rating	TC3. Refer to; www.propertysearch.canterburymaps.govt.nz
Bedrooms	Three double bedrooms, each with storage
Bathrooms	One family bathroom upstairs with seperate toilet downstairs
Garaging	One car garaging with internal access, plus one car OSP
Construction	0.55BMT 5 Rib colorsteel roofing, 180mm Colorsteel fascia & gutter system, 5 Rib Vertically fixed colorsteel cladding, Rockcote Integra Lightweight concrete facade system with plaster finish. Engineered site-specific foundation.
Heating/Cooling	Heatpump
Joinery	Double glazed aluminum throughout.
Insurance	Fully insurable.
Chattels	Light fittings, Heat pump, Garage door remote control(s), Fixed floor coverings, Wall oven, hob, Rangehood, Dishwasher. Clothesline, and more. Refer to Agreement for further details.

Contact your residential specialist.

Michael Calder 022 308 2210, michael@calderandco.nz
or visit our lounge at 149 Victoria Street, Christchurch Central

PropertyFiles Enquire via www.calderandco.nz, Trade Me or
Realestate.co.nz to recieve all property files accordingly.
Alternatively open your mobile phone camera and scan the QR
code, enter your details and obtain all files within moments.



**Thank you for viewing, and should you have any
questions, please contact your residential specialist.**



4/114
CRANFORD
STREET
ST ALBANS

Calder
& Co.

R E S I D E N T I A L

T/A CALDER AND CO LIMITED
POWERED BY AGENT X LTD LICENSED (2008)

A standalone standout. Brand new & ready for you!

Deadline Sale: All offers presented Wednesday, 31st May 2023, 3.00pm
All offers considered.

Quality finishes and unmistakable style unite at this impeccably detailed brand-new three-bedroom home, making it a standout in today's market. This home is being sold by way of Deadline Sale with all offers being presented so ensure you take the time to view.

Private and north facing, standalone and sitting on your freehold title with assessable car parking, this is easy care living at its best. An immediate sense of ease will greet you on arrival, thanks to well-considered design features, such as the Velux skylights, pleasant colour scheme, and many large windows. You are nestled down an expansive drive with all the peace and privacy you wish for.

The expansive living room and the north-facing section offer seamless indoor-outdoor flow and alfresco living across the 111m² Floor Plan (approx). Walking upstairs, three light and bright double bedrooms are accommodated by a large family bathroom, while a second separate toilet and laundry downstairs with internal access garaging compliments everyday living.

The location is superb. Leave your cars at home and enjoy a leisurely stroll to St Albans, Edgware Village, or the CBD. Securing this home also ensures your children's education with the locality in the zone for Heaton Intermediate and St Albans School, Christchurch Boys, and Christchurch Girls High, along with many preschools. With all other homes sold in the development, we've saved the best till last. Be sure to put your best foot forward and secure this standalone standout today.



Please be aware that the land area of 206.21m² is approximate and has not yet been verified as the title is currently being issued. This information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/Local Council and we have not been able to verify the accuracy of the same. Calder & Co is Powered by Agent X (2021) Licensed Agent REAA 2008. Refer to our Passing Over of Information Statement at: <https://www.calderandco.nz/passing-over-of-information>

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Considering selling too? Whilst at the viewing, request an obligation-free appraisal of your home to gain a better understanding of value or contact Michael Calder and the team today.