

28 Kenne Court

Guide Price £540,000
(other fees apply)



It can only be Audley.



This charming and spacious two-bedroom, first floor apartment is within a prime location on the first floor of Kenne Court, close to all the central village amenities. The private balcony is accessed from the living/dining room and overlooks the beautiful landscaped courtyard garden.

The property has had a recent redecoration and has new carpet throughout, giving it a luxurious "as new" feel.

The main bedroom has double built in wardrobes, an ensuite shower room, and there is a guest bathroom, both with Villeroy and Bosch sanitaryware.

Key Features:

- Prime location on the first floor of Kenne Court, with easy access to a lift and stairs
- New carpet and redecoration
- Ensuite shower room and family bathroom
- Private balcony with views over the courtyard garden
- Siematic fitted kitchen with integrated appliances including fridge freezer, dishwasher, Bosch washer/dryer, Neff oven, microwave, hob and extractor

Fees:

Monthly management fee: £653.48 (Option 2)

Council Tax Band: D

Annual Parking Fee : £251.23

A Monthly Management Charge and Deferred Management Fee will apply. These costs may vary, please speak to your sales representative for more information.

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	8.1 X 3.7	26'5" x 12'1"
Main Bedroom	4.3 X 3.66	14'1" x 11'8"
Bedroom two	3.8 X 3.2	12'4" x 10'4"
Balcony	7.37 X 3.66	79'3" x 39'3"

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

*Floor measurements are for guidance only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



