

3 AUSTIN COURT

Guide Price
£425,000
(other fees apply)



It can only be Audley.



A fabulous two-bedroom ground floor apartment boasting a double private terrace. Featuring a kitchen and spacious living/dining room with elegant French doors opening onto a private terrace. Two double bedrooms, ensuite shower room and further bathroom.

Key Features

- Double Terrace
- Ground Floor Apartment
- Main bedroom with fitted wardrobes
- Fully fitted SieMatic kitchen with Corian worktops an integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and separate bathroom
- Guest Suite Available

Fees

Monthly management fee: £1386.41
Annual ground rent: £0
Parking: Parking fees apply

Council Tax Band: E

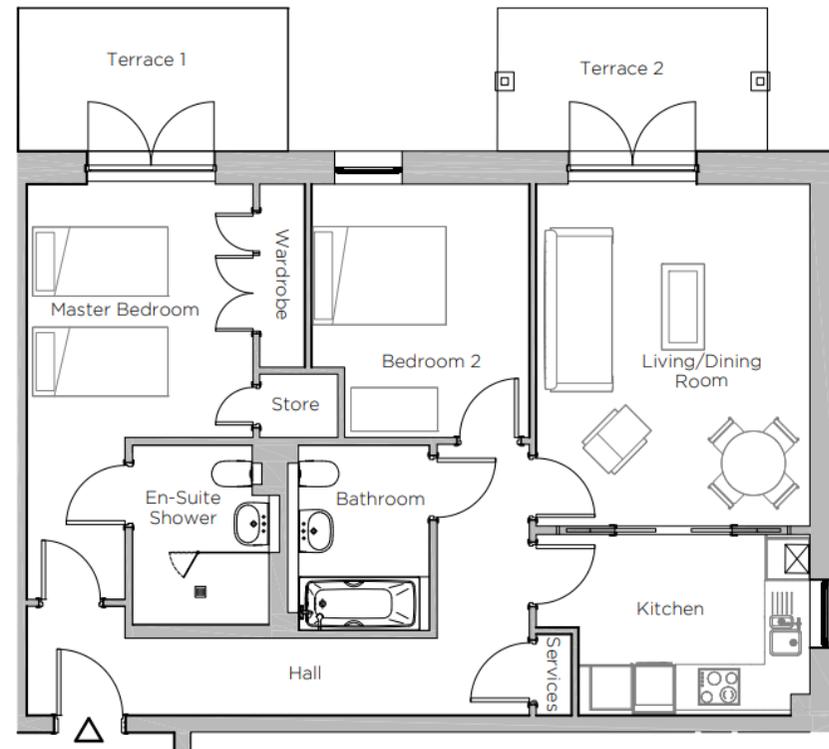
Tenure: Leasehold

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%), Options 1-2 correspond to Options 1-2 for the Monthly Management Fee, option dependent on property, as per the lease.

Viewing by appointment with the sales office.
01684 438 400 ellersliesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.78 x 3.85	15.8" x 12'8"
Kitchen	3.26 x 2.53	10.8" x 8'4"
Main Bedroom	3.54 x 3.18	11'7" x 10'5"
Bedroom Two	3.54 x 3.07	11'7" x 10'1"
Total Sq Ft. 877		



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

