

# 4 MIDDLEMORE HALL

Guide Price £315,000  
(other fees apply)



*It can only be Audley.*





Situated within the original Georgian building, this spacious one bedroom apartment is positioned on the first floor.

The main bedroom offers an en suite bathroom. There is also a modern SieMatic kitchen with integrated appliances, a large living/dinner room and an additional shower room with Villeroy & Boch sanitaryware.

### Key Features

- Main bedroom with an en suite shower room
- Additional shower room with WC
- Separate SieMatic kitchen with integrated appliances including oven, hob, fridge freezer, dishwasher, washing machine and microwave
- Property accessed by a serviced lift
- Located next to the main house and Audley Club facilities

### Fees

Monthly management fee £609.05

Parking: £688.25

Bistro credit: £81.24

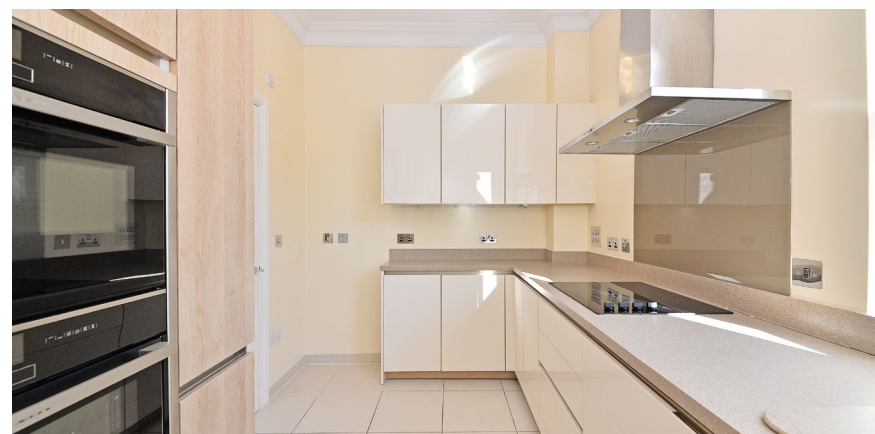
Council Tax Band: D

**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, please ask the sales team for more information.

Viewing by appointment with the sales office.

0121 4545270    [stgeorgesales@audleyvillages.co.uk](mailto:stgeorgesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.74 X 4.27	15'6"X 14'.0"
Kitchen	3.34 X 2.44	10'11" X 8'0"
Main Bedroom	4.73 X 4.15	15'6" X 13'7"
Total Apartment Area	72 m2	

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		
69-80	C		
55-68	D	67   D	67   D
39-54	E		
21-38	F		
1-20	G		

