

16 BEECH COURT

Guide Price £400,000
(other fees apply)



It can only be Audley.



This charming and spacious two-bedroom apartment has a prime location on the third floor of the Beech Court accessible by nearby lift, close to all the central village amenities. The spacious private balcony, accessed from the living/dining room, enjoys far-reaching views of the High Weald.

The main double bedroom is dual aspect; There is a separate spacious shower/WC.

Property specifications:

- Prime location on the third floor in the main house, with lift access
- Shower room with wash-hand basin, and WC
- Private balcony with far-reaching views of the High Weald
- Fitted kitchen with some integrated appliances including fridge freezer, double oven, hob, tumble dryer and a washing machine
- Lounge-dining-room with access to the spacious balcony
- Parking provided nearby.

Fees

Monthly management fee £1188.12

Annual ground rent £200

Parking: No parking fees apply

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year of the final achieved sale price, or the open market value, whichever is greater, years up to a maximum of 15%.

Viewing by appointment with the sales office.

01892 457 002 willicombesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Lounge / Dining room	5.1 x 3.6	16'7" x 11'8"
Kitchen	4.4m x 2.2	14'6 "x 7'2"
Main Bedroom	4.9 x 3.3	16'2" x 10'9"
Bedroom two	3.7 x 2.5	12'1" x 8'2"
Shower Room	2.4m x 2.3	7'10" x 7'7"

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.



