

# 11 Elmsley Lodge





## Two bedroom first floor apartment

The kitchen in this two bedroom first floor apartment opens to a living/dining room which has double doors out to a private balcony. The main bedroom has an en suite shower room and double built-in wardrobes, plus there is a guest bathroom. The property has had new carpets throughout and is ready to move straight into.

### Property specifications

- Large hallway with storage
- Main bedroom with en suite bathroom
- Elmsley Lodge is located next to the Main House & Club facilities
- Second bedroom
- Small private balcony
- Integrated kitchen appliances including fridge/freezer, oven, washing machine/tumble dryer, slim line dishwasher and microwave
- New carpets

### Guide Price £299,000 (other fees apply)

Monthly management fee £1039.83

Ground rent: £250

Bistro credit £89.72

A deferred management charge applies to this property, please ask the sales team for more information.

Council Tax band: E

Viewing by appointment with the sales office.

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Internal Measurements    Metric (m)    Imperial (ft)

Kitchen	3.50 x 2.40	11'0" x 7'10"
Living/Dining room	5.00 x 4.50	16'6" x 14'10"
Main bedroom	2.90 x 4.60	9'6" x 15'2"
Bedroom two	3.00 x 2.70	9'11" x 18'11"

Total sq. ft 812

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. March 2024.



