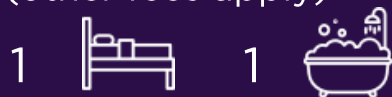
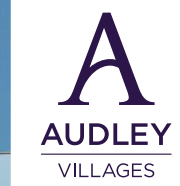


# APARTMENT 2 NIGHTINGALE PLACE

Guide Price £750,000  
(other fees apply)



*It can only be Audley.*



A beautifully presented one bedroom, ground floor apartment with the bedroom benefitting from an ensuite/Jack and Jill shower room and double fitted wardrobes. The luxury kitchen features integrated Miele appliances including dishwasher, fridge/freezer and oven and offers open plan living, leading out to the private terrace which is also accessible via the bedroom.

### Key Features

- Ground floor apartment
- A large double bedroom with fitted wardrobes
- Jack and Jill bathroom to main bedroom
- Modern kitchen with integrated appliances
- Open plan kitchen/living/dining room
- Private balcony accessible from living room and bedroom
- Membership to the Audley Club

Furniture shown for illustration purposes only.

### Fees

Monthly management fee: £870.42

Council Tax Band: F

**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.

020 3802 1587 [nightingalesales@audleyvillages.co.uk](mailto:nightingalesales@audleyvillages.co.uk)





Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.8 x 3.5	19'0" x 11'x6"
Kitchen	3.1 x 2.9	10'2" x 9'6"
Main Bedroom	4.0 x 3.4	13'1" x 11'2"
Terrace	1.2 x 7.2	3'11" x 23'7"

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

