

## 7 ELMSLEY LODGE

Guide Price £349,000  
(other fees apply)



*It can only be Audley.*





This charming and spacious two-bedroom apartment has a prime location on the ground floor of Elmsley Lodge, close to all the central village amenities. The main bedroom has double built-in wardrobes and en suite shower room, and there is a separate guest bathroom.

### Key Features:

- Prime location on the ground floor of Elmsley Lodge
- Main bedroom with en suite shower room
- Second bedroom
- Guest bathroom
- Kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave and a washer dryer
- South facing

### Fees:

Monthly management fee £1143.81

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £89.72

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, please ask the sales team for more information.

Viewing by appointment with the sales office.

01943 498 248 [clevedonsales@audleyvillages.co.uk](mailto:clevedonsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.50 X 4.10	14'10" X 13'5"
Kitchen	4.10 X 2.40	13'5" X 7'10"
Main Bedroom	3.25 X 4.50	10'8" X 14'9"
Bedroom Two	2.80 X 2.80	9'2" X 9'2"

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





