

# 2 Middlemore Hall



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### Two bedroom pre owned apartment

This charming grade 11 listed apartment is perfectly located on the ground floor of Middlemore Hall.

The main bedroom is well-appointed and offers fitted wardrobes. There is also a modern SieMatic kitchen with integrated new appliances including oven, hob, dishwasher and washing machine. In addition, the apartment offers spacious living/dining room and a guest bathroom with Villeroy & Boch sanitaryware.

#### Property specifications

- Ground floor apartment with large private terrace
- Large Main bedroom
- Guest bedroom and bathroom
- SieMatic kitchen with integrated appliances
- Spacious living/dining room
- Short walk to the main house

**Guide Price £740,000** (other fees apply)

Monthly management fee £553.68

Bistro credit £73.84

Council Tax Band: G

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

Viewing by appointment with the sales office.

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### Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	7.66 x 5.46	25'1" x 17'91"
Kitchen	6.70 x 2.31	21'98" x 6'98"
Main Bedroom	7.31 x 5.52	23'98" x 18'11"
Bedroom 2	4.74 x 3.18	15'55" x 10'43"

Total Sq.Ft 1561

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		
69-80	C		
55-68	D	61D	61D
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

