

## 2 ST ELPHINS HOUSE

£750,000  
(other fees apply)



*It can only be Audley.*



This superb three-bedroom apartment has a prime location on the first floor of St Elphin's House in the heart of the village. Boasting period features, high ceilings and tall sash windows along with long reaching views over the croquet lawn and the Derbyshire hillside. This grand apartment has a vast east facing main bedroom with fitted wardrobes and an ensuite walk in shower. The second bedroom also has an ensuite with a walk-in shower room, and the third bedroom has fitted study furniture with ample room for a third bed. The modern kitchen faces south and is fully fitted with integrated appliances. There is a separate utility room with a guest WC and fitted storage cupboards. Viewing is recommended to full appreciate this unique period apartment.

### Key Features

- Vast main bedroom with fitted wardrobes and walk in ensuite shower room
- A grand lounge/ dinner with beautiful feature windows
- Modern kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob and a microwave oven
- Second bedroom with en suite walk-in shower room
- Third bedroom with fitted study furniture and ample room for a bed.
- Separate utility/ powder room with WC, storage and room for separate washing machine and tumble dryer.
- Allocated parking space available on a permit basis. Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car.

### Fees

Monthly Management Fee: £1,154.00

Annual ground rent: £500

Parking: No parking fees apply

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.75% first year or part-year then 0.75% every year after, OR 1% per year or part-year up to a maximum of 15 years (15%), OR 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease. Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.30 X 7.40	17'4" x 24'2"
Kitchen	4.00 X 3.20	13'1" x 10'6"
Main Bedroom	5.20 X 5.30	17'0" x 17'4"
Bedroom Two	3.60 X 3.50	11'9" x 11'5"
Bedroom Three	3.40 X 3.90	11'1" x 12'9"

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



