

# 21 Alexander Court



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## Two bedroom first floor apartment

A spacious, first floor, dual-aspect apartment with two double bedrooms and views across Mote Park. The main bedroom benefits from an en suite shower room and fitted wardrobes and there is an additional bathroom accessed via the hallway. The separate SieMatic kitchen includes built appliances including a single oven, hob, dishwasher, microwave and washing machine. The light and airy living room features a fireplace and Juliet balcony.

### Property specifications

- Main bedroom with en suite and built-in wardrobes
- Spacious living/dining room with Juliet balcony
- Views over Mote Park
- Permitted parking space
- Lift access
- Close proximity to Main House facilities
- Fully integrated SieMatic kitchen with a single oven and microwave grill combined, hob, washing machine and dishwasher

**Guide Price £400,000** (other fees apply)

Monthly management fee £1025.02

Annual ground rent £500

Bistro credit: £83.63

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.

**01622 737 279**

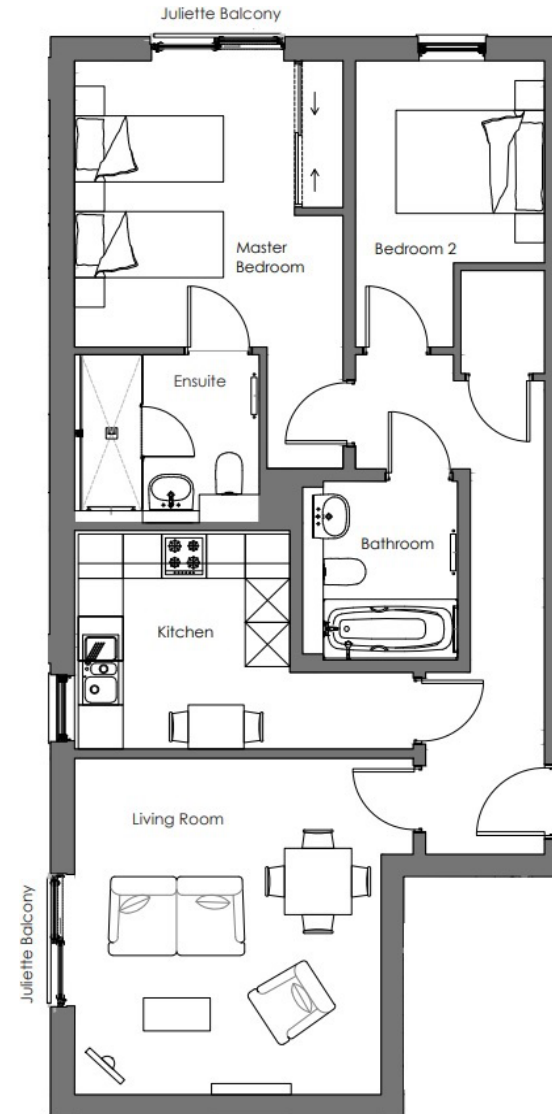
**[motesales@audleyvillages.co.uk](mailto:motesales@audleyvillages.co.uk)**



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Internal Measurements	Metric (m)	Imperial (ft)
Living Room	4.57 x 4.12	15'0" x 13'6"
Kitchen	2.97 x 2.89	9'9" x 9'6"
Main Bedroom	3.89 x 2.96	12'9" x 9'8"
En suite	2.39 x 2.12	7'10" x 7'0"
Bedroom 2	3.89 x 2.55	12'9" x 8'4"
Bathroom	2.42 x 1.81	8'0" x 5'11"
Total Sq.Ft	883	

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	84 B	84 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

