36 WILLICOMBE PARK

Guide Price £350,000
(other fees apply)

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It can only be Audley.

AUDLEY VILLAGES

A spacious two-bedroom ground floor maisonette with outside space and close proximity to Willicombe House with its facilities.

All accommodation is located on one floor which comprises a spacious lounge/diner, fitted kitchen, main bedroom with ensuite shower/WC, a second bedroom and a family shower/WC off the hallway. Free parking is provided nearby.

Key Features

- Spacious main bedroom with en-suite shower
- Separate kitchen with integrated appliances including fridge, freezer, oven, hob, washing machine and dishwasher
- Large double aspect lounge-diner
- Outside terrace/space
- Double glazed and centrally heated
- Family bathroom with shower

Fees
Monthly management fee £1109.07
Annual ground rent £200
Parking: No parking fees apply
Council Tax Band: D
Tenure: Leasehold

Audley owners have a 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. 1.5% per year of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 5%.

Viewing by appointment with the sales office.
01892 457 002 willicombesales@audleyvillages.co.uk

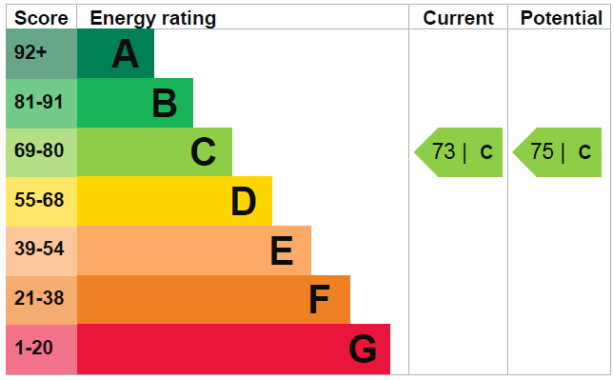
*Terms and Conditions apply please speak to the Sales Team for further details.

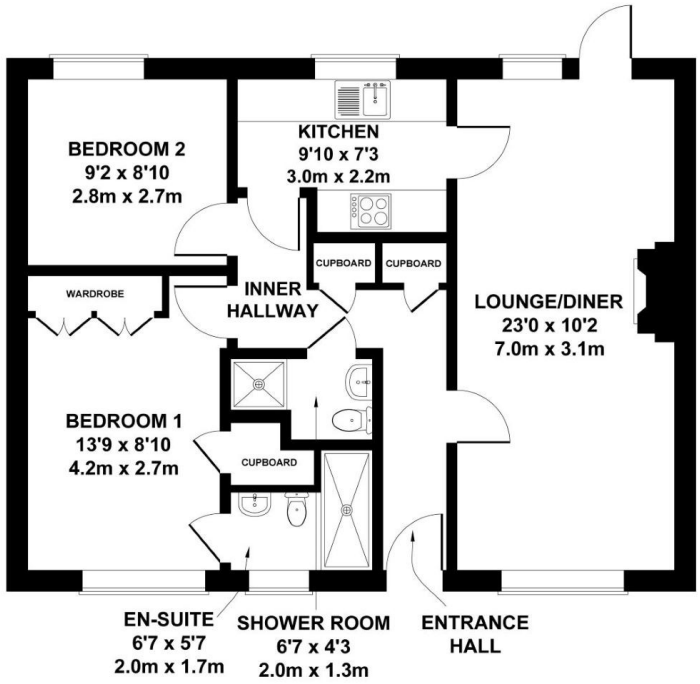
2 Years Monthly Management Fee Paid*

Internal Measurements	Metric (m)	Imperial (ft)
Main bedroom	4.2 x 2.7	13 9” x 8’10”
Kitchen	3.0 x 2.2	9’10” x 7’3”
Lounge-diner	7.0 x 3.1	23’0” x 10’2”
Bedroom two	2.8 x 2.7	9’2” x 8’10”

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture has been digitally added and are shown to illustrate possible room layouts and is not included in the sale.





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