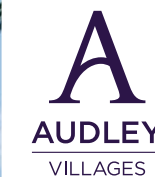


4 ELMSLEY LODGE ONE BEDROOM APARTMENT

Guide Price £289,000
(other fees apply)

It can only be Audley.



This charming and spacious one bedroom apartment has a prime location on the first floor of Elmsley Lodge, close to all the central village amenities. The bedroom and private balcony, accessed from the living/dining room, overlook the beautiful landscaped gardens.

The bedroom has double built-in wardrobes, an en suite shower room and there is a guest WC. There is a country style kitchen with integrated appliances.

Property specifications:

- Prime location on the first floor in Elmsley Lodge, with lift access
- En suite shower room in the bedroom, and a guest WC
- South facing private, small, balcony with outstanding views over the village
- Shaker style kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room in the bedroom, and a guest WC

Fees

Monthly management fee: £1143.81

Annual ground rent: £250

Bistro credit: £89.72

Council Tax Band: D

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

Viewing by appointment with the sales office.

01943 498 248

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.70 x 4.00	15'5" x 13'1"
Kitchen	3.60 x 2.60	11'9" x 8'7"
Main Bedroom	3.60 x 4.70	11'9" x 15'5"

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. May 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

