

## 4 Elmsley Lodge



## One bedroom, first floor apartment

This first floor apartment located close to the main facilities has a bright modern kitchen and shower room, both with plenty of storage cupboards. The living/dining room has floor to ceiling French doors leading to private south-facing balcony. The main bedroom has an en suite wet room and double built-in wardrobes, plus there is a guest WC.

### Property specifications

- Large hallway with storage
- Main bedroom with en suite wet room
- Separate guest toilet
- Large living dining room with private south facing balcony
- Elmsley Lodge is located next to the Audley Club & facilities
- Integrated kitchen appliances including fridge/freezer, dish washer, washing machine/dryer, oven & microwave

**Guide Price £335,000 (other fees apply)**  
**1 years FREE Monthly Management Fee\***

Monthly management fee £969.09

Ground rent: £250

Bistro credit £83.62

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

Council Tax band: D

Viewing by appointment with the sales office.

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1 years FREE  
Monthly  
Management Fee\*

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Internal Measurements    Metric (m)    Imperial (ft)

Kitchen                    3.60 x 2.60            11'9" x 8'7"

Living/Dining room    4.70 x 4.00            15'5" x 13'1"

Main bedroom            3.60 x 4.70            11'9" x 15'5"

**Total sq. ft 812**

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



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

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. January 2024.



