

# 9 WHARFEDALE GRANGE

## TWO BEDROOM APARTMENT

Guide Price £369,000  
(other fees apply)

*It can only be Audley.*





The kitchen in this two bedroom first floor apartment opens to a living/dining room which has double doors and a Juliet balcony. The main bedroom has an en suite shower room and double built-in wardrobes, plus there is a guest bathroom. In turnkey condition after recently been redecorated & recarpeted it is ready for its new owners to move straight in.

**Property specifications:**

- Main bedroom with en suite bathroom
- Second bedroom
- Juliet balcony
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher and microwave
- Close to Clevedon House & facilities

**Fees**

Monthly management fee: £1055.43

Annual ground rent: £250

Bistro credit: £89.72

Council Tax Band: E

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

Viewing by appointment with the sales office.

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| Internal Measurements     | Metric (m)  | Imperial (ft) |
|---------------------------|-------------|---------------|
| Living room / Dining room | 4.70 x 4.20 | 15'5" x 13'9" |
| Kitchen                   | 4.05 x 2.40 | 13'3" x 7'10" |
| Main Bedroom              | 4.68 x 3.17 | 15'4" x 10'5" |
| Bedroom Two               | 3.40 x 3.10 | 11'2" x 10'2" |

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. January 2025

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





