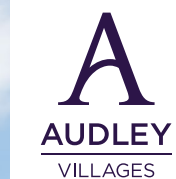


9 WHARFDALE GRANGE

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.

Key Features:

- 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 and facilities

Furniture shown for illustration purposes only and not included in sale.

Fees

Monthly management fee £1,160.97

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: 89.72

Council Tax Band: E

Tenure: Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01943 498 248 clevedonsales@audleyvillages.co.uk



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.

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		

