

10 Elmsley Lodge



One bedroom ground floor apartment

The kitchen in this one bedroom first floor apartment has extra storage cupboards built in. The bedroom has an en suite wet room and double built-in wardrobes, plus there is a separate washroom. The living room opens out on to a south-facing terrace with space for a table & chairs.

Property specifications

- South facing
- Large hallway with storage
- Main bedroom with en suite bathroom
- Elmsley Lodge is located next to the Main House & Club facilities
- Small terrace
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher and microwave

Guide Price £299,000 (other fees apply)

Monthly management fee £1039.83

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.

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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 3.60	15'5" x 12'0"
Main bedroom	4.10 x 4.70	13'7" x 15'5"

Total sq. ft 746

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

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		



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. February 2023.

