

7 GARDEN WALK

Guide Price £550,000
(other fees apply)



It can only be Audley.



This charming and spacious two bedroom cottage with a generously sized patio area in our private and serene walled garden. The ground floor includes a living room, a spacious kitchen/dining room with patio doors leading to a large patio and a downstairs WC.

The first floor encompasses a large master bedroom with en suite bathroom, a separate shower room along with a second double bedroom

Key Features

- Main bedroom with en suite and built-in wardrobes.
- Spacious kitchen/dining room.
- South facing aspect to front
- Generously sized patio area.
- Permitted parking space.
- Fully integrated kitchen with a fridge freezer, single oven and microwave grill combined, hob, washing machine and dishwasher

Fees

Monthly management fee £939.63

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: 92

Council Tax Band: F

Tenure: Leasehold

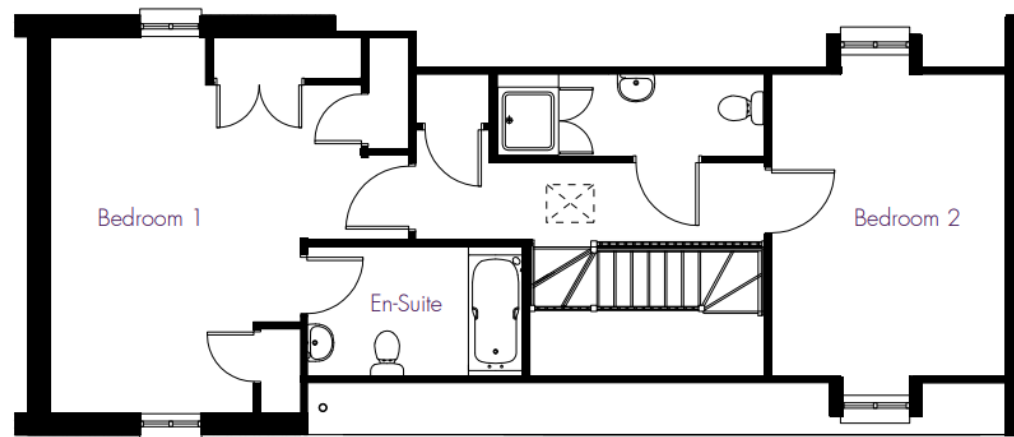
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	5.52 X 3.48	18'2" X 11'5"
Kitchen/ Dining Room	6.64 X 3.93	21'9" X 12'11"
Main Bedroom	5.52 X 3.70	18'2" X 12'2"
Bedroom two	4.44 X 3.45	18'2" X 12'2"

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	85 B

