

# 1 Coopers Hill House



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## Two Bedroom Apartment

South facing 2 bedroom apartment on the first floor with stunning private views of the grounds. Situated in the historic main house with easy access to the restaurant, bar/bistro, library, lounge and health club..

### Property specifications

- SieMatic kitchen with integrated appliances fridge/freezer, oven, hob, dishwasher and washer/dryer
- Corian worktops
- Open living/dining room
- Spacious main bedroom with fitted wardrobes and walk in en suite shower
- Separate guest bathroom
- South facing

**Guide Price £1,150,000** (other fees apply)

Monthly management fee: £1145.65

Ground Rent: £500

Council tax band: F

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

Viewing by appointment with the sales office.

**01753 201305**

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## Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	7.52 x 5.46	24'8" x 17'11"
Kitchen	4.65 x 2.67	15'3" x 8'9"
Main Bedroom	6.33 x 2.91	20'9" x 8'9"
Bedroom 2	3.61 x 2.97	11'10" x 9'9"

Total Sq. Ft 1,349

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	84 B	84 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. March 2024

