

4 PEMBROKE COURT

Guide Price £650,000
(other fees apply)



It can only be Audley.



A uniquely situated ground floor apartment with views to woodland and a very private location. Dual-aspect open plan living room and kitchen leading directly onto a spacious terrace with space for outdoor dining. Two double bedrooms with ensuite to the main bedroom and a guest bathroom. Conveniently situated close to the main house for easy access to the restaurant, bar & bistro, library, lounge and health club.

Key Features

- SieMatic kitchen with integrated appliances and Corian worktops
- Open living/dining room
- Spacious main bedroom with fitted wardrobes and walk in en suite shower
- Separate guest bathroom
- Double aspect lounge/kitchen
- Large terrace
- Underground car parking with lift
- Private outlook

Fees

Monthly management fee £1,260.22

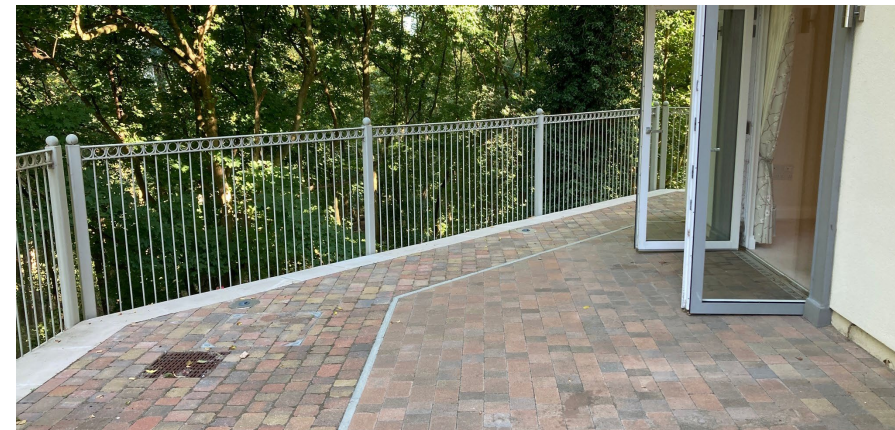
Parking: £628.06

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.

01753 201 305 coopersales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.10 x 4.09	16'9" x 13'5"
Kitchen	3.91 x 2.55	12'10" x 8'4"
Main Bedroom	4.28 x 3.99	14'0" x 13'1"
Bedroom two	4.09 x 2.80	13'5" x 9'2"
Balcony	5.45 x 2.87	17'11" x 9'5"

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

