

# 4 Pembroke Court



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### Two bedroom pre owned apartment

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.

#### Property specifications

- 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

**Guide Price £675,000** (other fees apply)

Monthly management fee: £1145.65

Council tax band: F

Viewing by appointment with the sales office.

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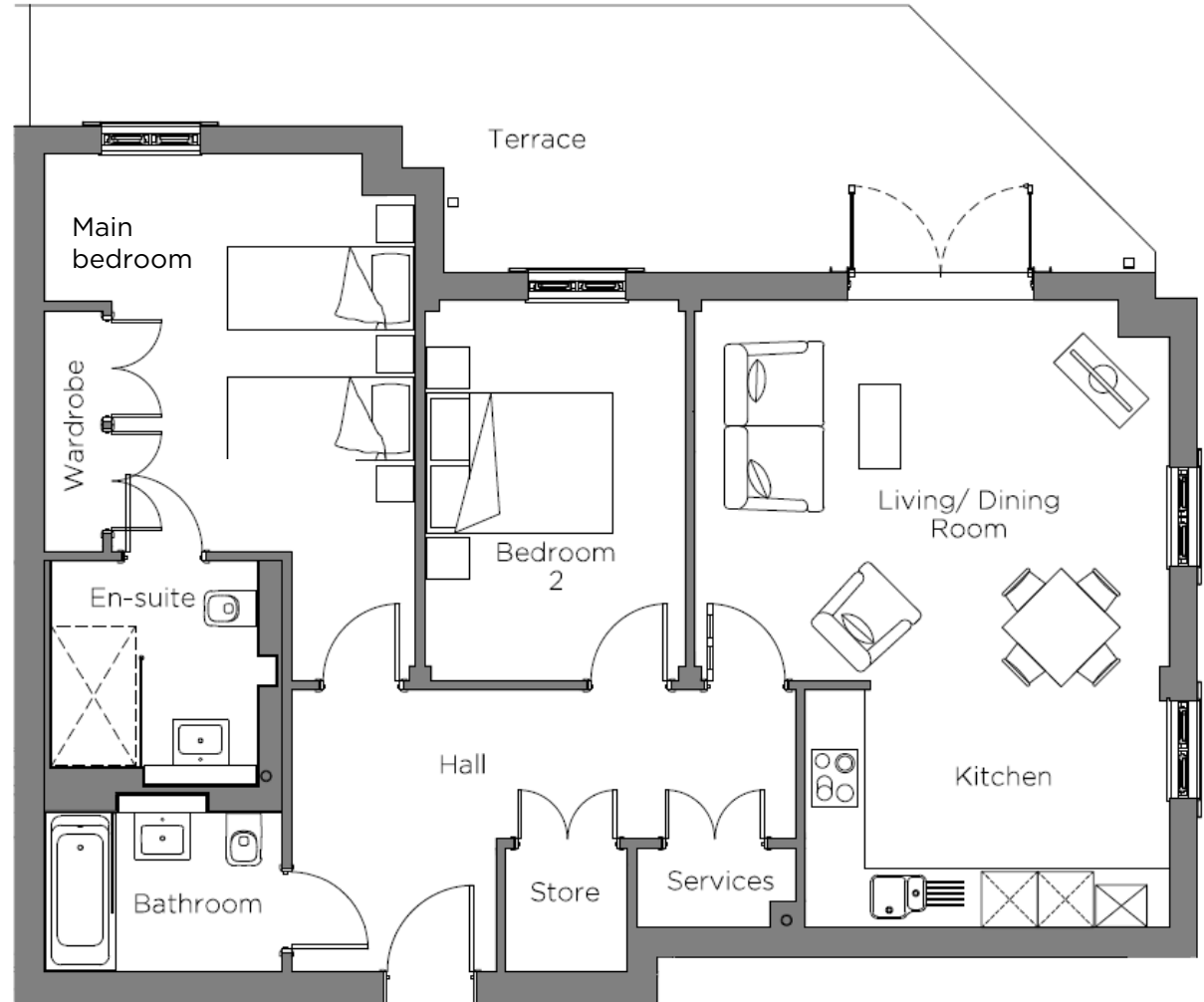


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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.10 x 4.09	16'9" x 13'5"
Kitchen	3.91 x 2.55	12'10" x 8'4"
Main Bedroom	4.28 x 3.99	14'0" x 13'1"
Bedroom 2	4.09 x 2.80	13'5" x 9'2"
Balcony (approx.)	5.45 x 2.87	17'11" x 9'5"
Total Sq. Ft 970		

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84   <b>B</b>	84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. March 2024

