

# 9 Pembroke Court





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### Two bedroom pre owned apartment

Ground floor apartment with dual aspect and views to woodland. Open plan living room and kitchen leading directly onto a very 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 and club 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/kitchen 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

**Guide Price £690,000** (other fees apply)

Monthly management fee: £606.51

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**

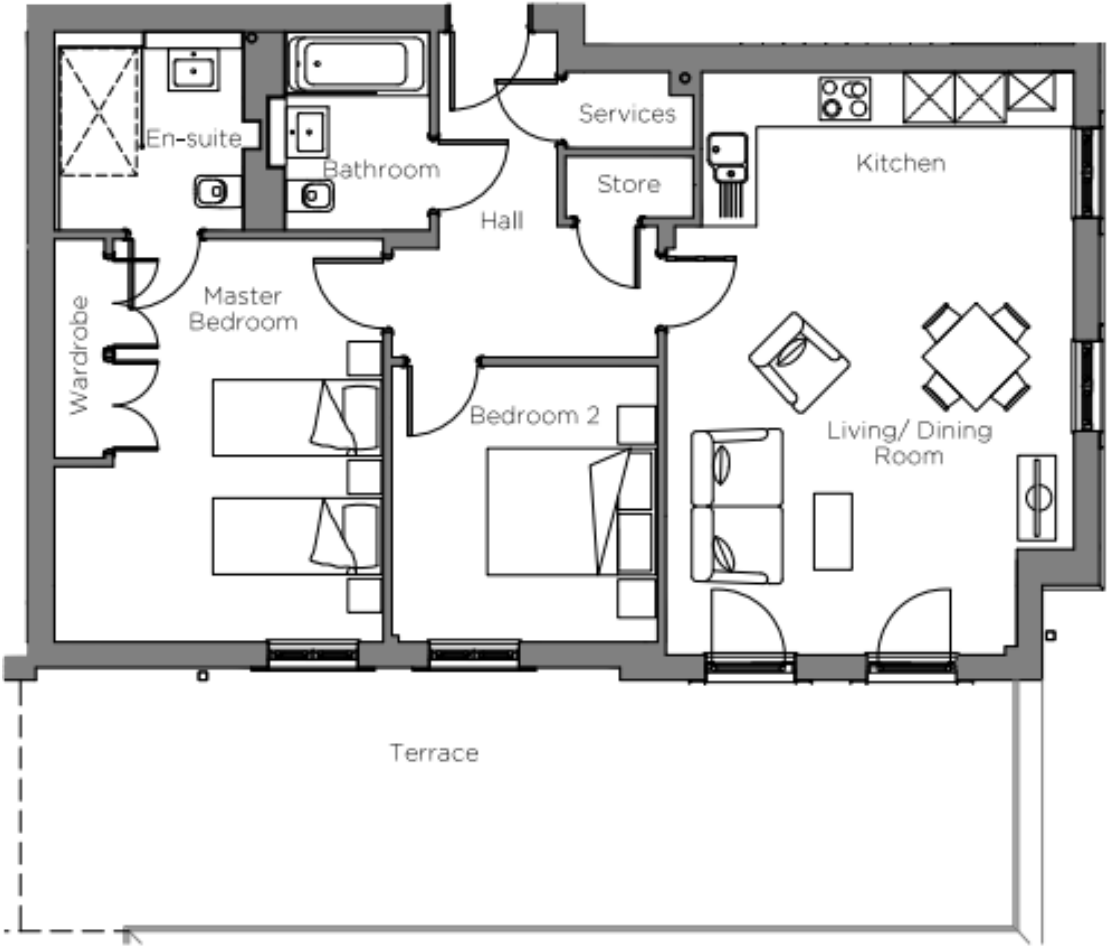
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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining/Kitchen	6.89 x 4.84	22'7" x 15'10"
Main Bedroom	4.76 x 3.90	15'8" x 12'10"
Bedroom 2	3.26 x 3.15	10'9" x 10'4"
Terrace (approx.)	11.82 x 3.11	38'10" x 10'3"
Total Sq. Ft 905		

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	85   B	85   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



