

9 PEMBROKE COURT
Guide Price £649,950
(other fees apply)



It can only be Audley.



Two bedroom 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 including washer/dryer, dishwasher, oven, microwave combi oven, hob 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

Fees

Monthly management fee £667.16

Annual ground rent £500

Parking: £628.06 per annum

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 / Dining room/Kitchen	6.89 X 4.84	22' 7" X 15' 10"
Main Bedroom	4.76 X 3.90	15' 8" X 12' 10"
Bedroom two	3.26 X 3.15	10' 9" X 10' 4"
Balcony	11.82 X 3.11	38' 10" X 10' 3"
Balcony	7.37 X 3.66	24' 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



