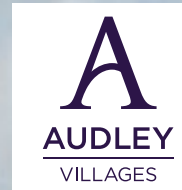


3 Southlands

Guide Price £235,000
(other fees apply)



It can only be Audley.



FREE Monthly Management Fee for 12 months.

Conveniently situated on the ground floor of a converted Grade II listed former Georgian mansion, this lovely one bedroom apartment offers a modern open-plan living/dining room and kitchen area with dual aspect views. The main bedroom is spacious and benefits from fitted wardrobes and an en suite shower room with Villeroy & Boch sanitaryware.

Key Features

- Open plan living/dining room and kitchen area
- Modern SieMatic kitchen with integrated appliances
- Main bedroom with fitted wardrobes and an en suite shower room
- Guest cloakroom
- Car parking available - issued on a permit basis
- Furniture shown for illustration purposes only.

Fees

Monthly management fee: Option 1: £1,278.97 or
Option 2: £707.57

Annual ground rent: £500

Parking: No parking fees apply

Council Tax Band: E

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.

01684 438 400 ellersliesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Kitchen/ Living room / Dining room	6.54 x 4.08	21'5" x 13'4"
Bedroom	4.86 x 4.07	15'11" x 13'4"
Total Sq Ft. 686		

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.

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

