

# Gardeners Cottage

Guide Price £500,000  
(other fees apply)



*It can only be Audley.*





This charming and spacious two bedroom cottage has a prime location to enjoy views over the beautiful grounds of the Garden Walk.

The main bedroom has a walk-through dressing room and an en suite shower room with separate bath. There is a modern kitchen with integrated appliances, living and dining rooms as well as a downstairs shower room and a spacious basement.

### Key Features

- Unique period detached cottage.
- Private outdoors terrace area.
- Master bedroom with a walk-through dressing room.
- Guest bathroom and downstairs shower room.
- Spacious basement.
- Off road parking

### Fees

Monthly management fee £1127.52

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: 92

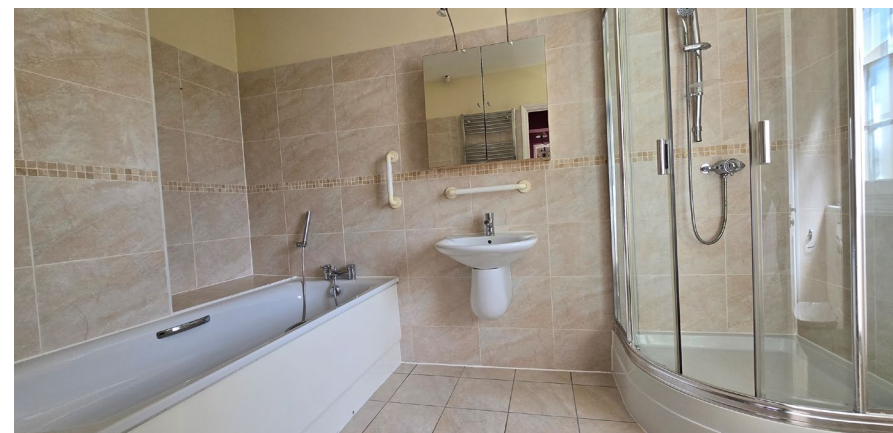
Council Tax Band: G

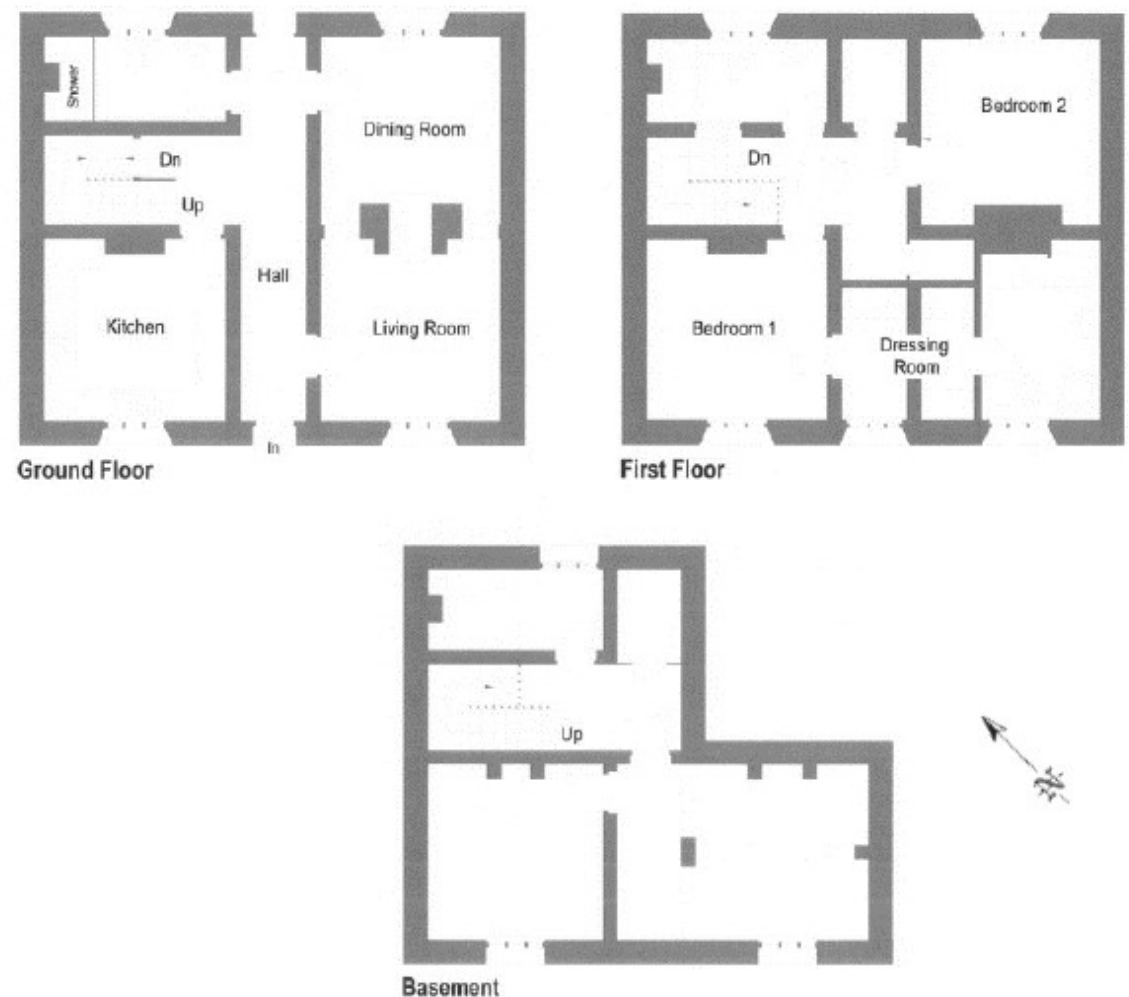
**Tenure:** Leasehold

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.

01622 737 279 [motesales@audleyvillages.co.uk](mailto:motesales@audleyvillages.co.uk)





Internal Measurements	Metric (m)	Imperial (ft)
Living room	3.55 X 3.55	11'6" X 11'6"
Kitchen	3.60 X 3.60	11'8" X 11'8"
Main Bedroom	3.60 X 3.60	11'8" X 11'8"
Bedroom two	3.60 X 3.70	11'8" X 12'1"
Dining Room	3.55 X 3.70	11'6" X 12'1"

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		99 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



