

## 5 Blackwell Mews





## Two bedroom ground floor apartment

This ground floor, two bedroom apartment has a separate kitchen with large living room featuring a beautiful bay window leading to a private terrace with village view.

The main bedroom has fitted double wardrobes and an en suite with walk-in shower.

### Property specifications

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Living room with South-facing terrace
- Main bedroom with en suite
- Good size second double bedroom
- Villeroy & Boch bathroom
- Access to the Audley Club

Guide Price £575,000 (other fees apply)

Monthly management fee £1116.75  
Annual ground rent: £500

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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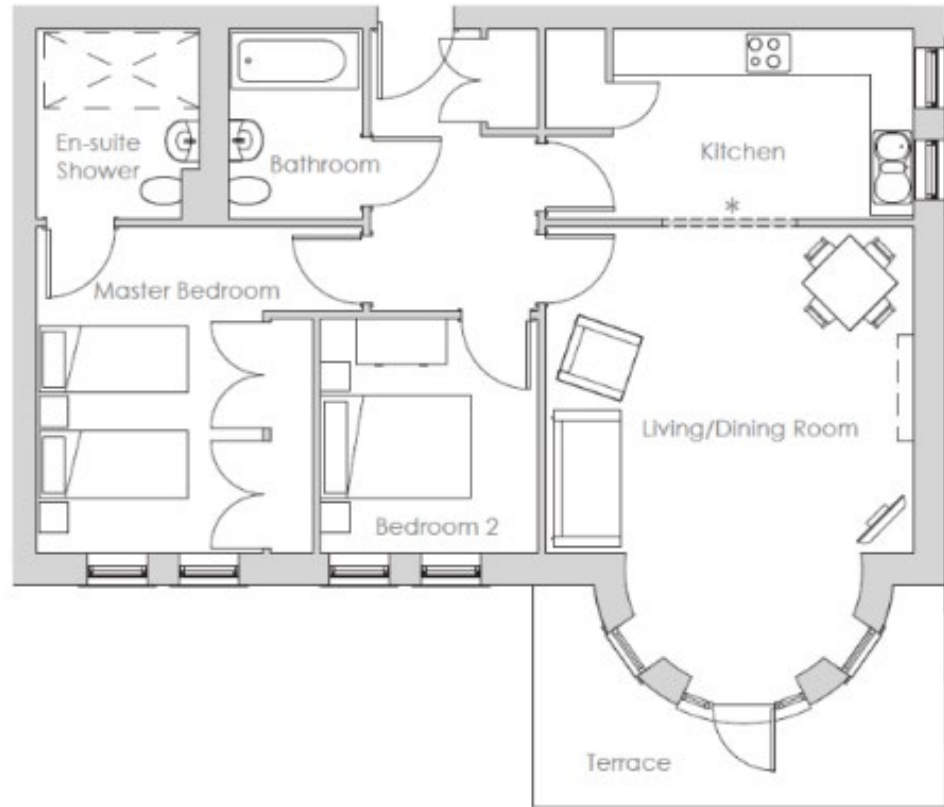


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Internal Measurements	Metric (m)	Imperial (ft)
Living Room	6.02 x 4.91	19'9" x 16'1"
Kitchen	4.01 x 2.53	13'2" x 8'3"
Main Bedroom	4.34 x 3.03	14.3" x 9'11"
Bedroom 2	3.12 x 2.90	10.3" x 9.6'

Total Sq.Ft: 930

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>	87   <b>B</b>	87   <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>		

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



