

# 10 MARSHALL PLACE

Guide Price £749,995  
(other fees apply)



*It can only be Audley.*





This top floor, three bedroom apartment has an open plan kitchen/living room with French doors leading onto a south facing balcony with views of the cricket ground.

The main bedroom has a walk-in wardrobe and an en suite with walk-in shower.

### Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Living room with south facing balcony
- Main bedroom with en suite
- Walk in Wardrobe
- Villeroy & Boch bathroom
- Access to the Audley Club

### Fees

Monthly management fee £1,299.76

Annual ground rent £500

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.

01275 217 797 [redwoodsales@audleyvillages.co.uk](mailto:redwoodsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.73 X 4.49	15'6" X 14'9"
Kitchen	4.52 X 2.52	14'10" X 8'3"
Main Bedroom	4.49 X 3.39	14'9" X 11'1"
Bedroom two	3.28 X 3.00	10'9" X 9'10"
Bedroom Three	3.28 X 2.73	10'9" X 8'11"

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		





