

10 Marshall Place



Three Bedroom Top Floor Apartment

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.

Property specifications

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

Guide Price £749,995 (other fees apply)

Monthly management fee £1,181.60

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.

01275 217 797

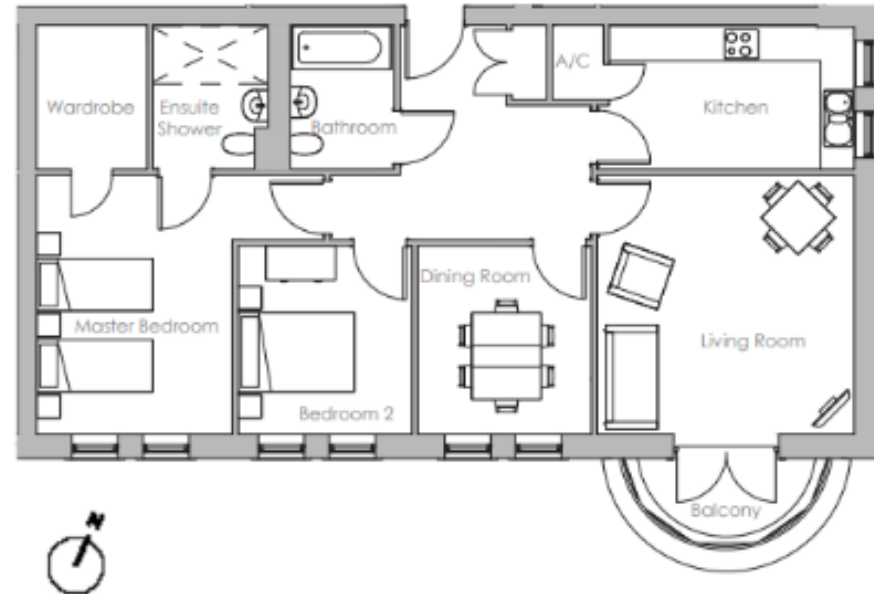
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Internal Measurements	Metric (m)	Imperial (ft)
Living Room	4.47 x 4.45	14'8" x 14.7"
Kitchen	4.24 x 2.49	13.11" x 8.2"
Main Bedroom	4.47 x 3.39	14.8" x 11.1'
Bedroom 2	3.26 x 3.00	10.8" x 9.10'
Bedroom 3	3.36 x 3.00	10'8" x 9'10"
Total Sq.Ft: 1073		

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. April 2024.

