

10 Kirkeby Court



10 Kirkeby Court

A well-presented, spacious ground floor apartment with two double bedrooms, private terrace and attractive views. The main bedroom benefits from double fitted wardrobes and an en suite shower room with walk in rainfall shower and Villeroy & Boch sanitaryware. There is an additional bathroom with a shower over the bath. The open plan kitchen/diner includes integrated appliances and features an island with seating area.

Property specifications:

- Ground floor apartment with attractive views
- Open plan living/dining room with French doors leading to private terrace
- Two double bedrooms, including en suite to main bedroom with fitted Villeroy & Boch sanitary ware
- Modern kitchen with integrated appliances including fridge, freezer, combination oven, Slide & Hide Circo Therm oven, dishwasher and washer dryer

Guide Price £580,000.00 (other fees apply)

Monthly management fee: Option 2 - £539.12

Ground Rent £500 per annum

Council Tax Band: D

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

Viewing by appointment with the sales office.

01794 278303

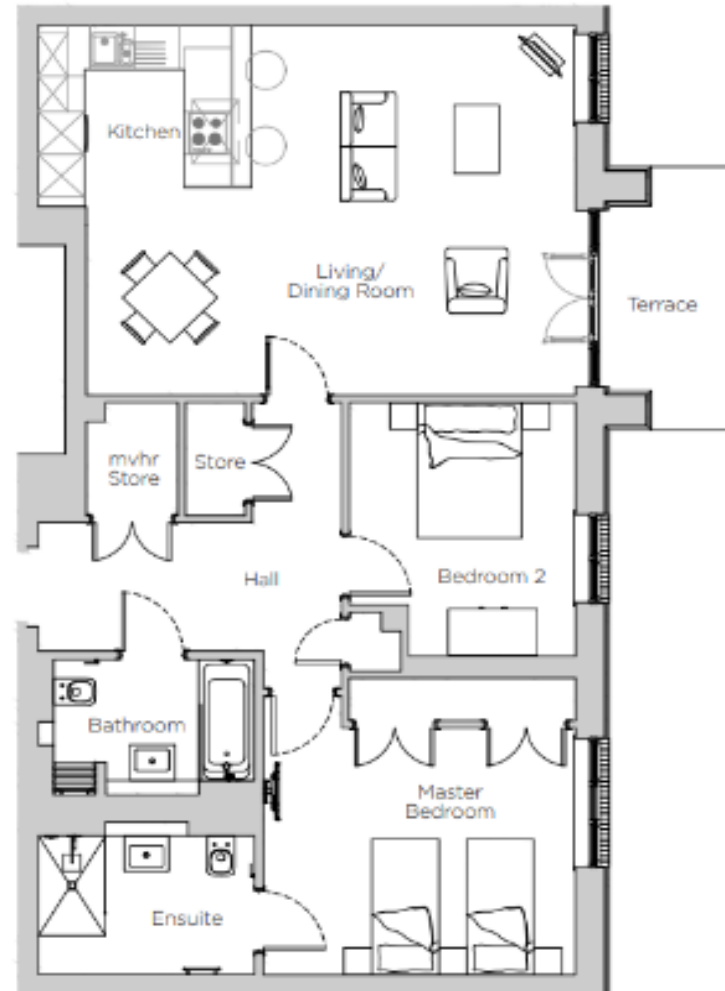
stanbridgesales@audleyvillages.co.uk



10 Kirkeby Court

Internal Measurements	Metric (m)	Imperial (ft)
Living room and kitchen	7.22 x 5.20	23'8" x 17'1"
Main Bedroom	4.19 x 3.93	13'9" x 12'11"
Bedroom 2	3.56 x 3.04	11'8" x 10'0"
Terrace	3.70 x 1.73	12'2" x 5'8"
Total Sq.Ft : 1,019		

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	83 B	83 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. March 2024.

