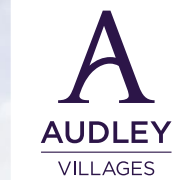


2 Hudson Place

Guide Price £365,000
(other fees apply)



It can only be Audley.



This modern two-bedroom terraced bungalow is one of just four set within the grounds of St Elphin's Park. A glass fronted light and bright property with three large patio doors opening onto a private terrace overlooking a delightful communal courtyard area.

Key Features

- Spacious entrance lobby
- Open Plan lounge/kitchen/dinner with patio doors opening onto the terrace
- SieMatic kitchen fitted with white matt units and a range of integrated appliances including Neff oven and combination microwave, Neff electric hob, Neff fridge/freezer and Bosch dishwasher.
- Kitchen utility cupboard with a Bosch washer dryer
- Main bedroom with en-suite shower room and walk-in wardrobe
- Guest bedroom and separate bathroom.
- Private south facing terrace area to enjoy
- Electric underfloor heating
- Located within easy access of the main house facilities
- Allocated parking space available on a permit basis. Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly management fee £545.43

Annual ground rent N/A

Parking: No parking fees apply

Bistro credit: £88.45

Council Tax Band: C

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.

01629 733 337 stelphinssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.93 x 5.06	16'2" x 16'6"
Kitchen	2.19 x 3.25	7'2" x 10'7"
Main Bedroom	4.93 x 2.95	16'2" x 9'7"
Bedroom two	3.52 x 2.80	11'5" x 9'2"
Total Sq Ft 828		

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		117 A
81-91	B	83 B	
70-80	C		
59-68	D		
48-54	E		
35-38	F		
20	G		

