8 DEVONSHIRE COURT

Guide Price £350,000
(other fees apply)

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It can only be Audley.

AUDLEY VILLAGES

Situated in a quiet location at the rear of the village this ground floor two-bedroom apartment offers spacious accommodation including access to a south facing patio area. The modern kitchen has integrated appliances and room for a breakfast table. Built in Wardrobes in the main bedroom and hallway cupboards provide ample storage. Redecorated throughout means this property is ready to move straight in to.

Key Features

- Welcoming entrance hall with storage cupboard
- Lounge/ dining room with French doors leading to the south facing terrace
- Main bedroom with built in wardrobes and ensuite shower room
- Second bedroom with storage cupboards
- Guest bathroom
- SieMatic Kitchen with Neff & Bosch integrated appliances including fridge/freezer, dishwasher, electric hob, microwave combination oven and fan assisted oven
- Located within easy access of the main house facilities
- Allocated parking space available on a permit basis. Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

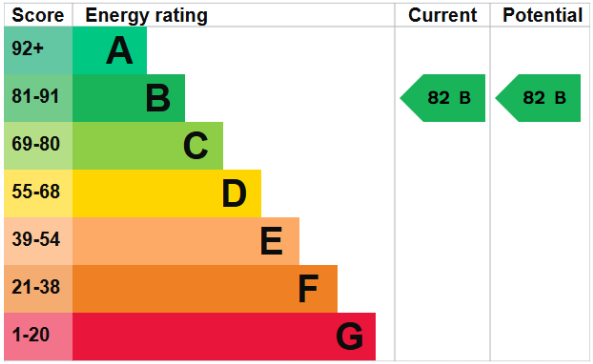
Monthly management fee: £1,112.09
Annual ground rent: £500
Parking: No parking fees apply
Council Tax Band: D
Tenure: Leasehold

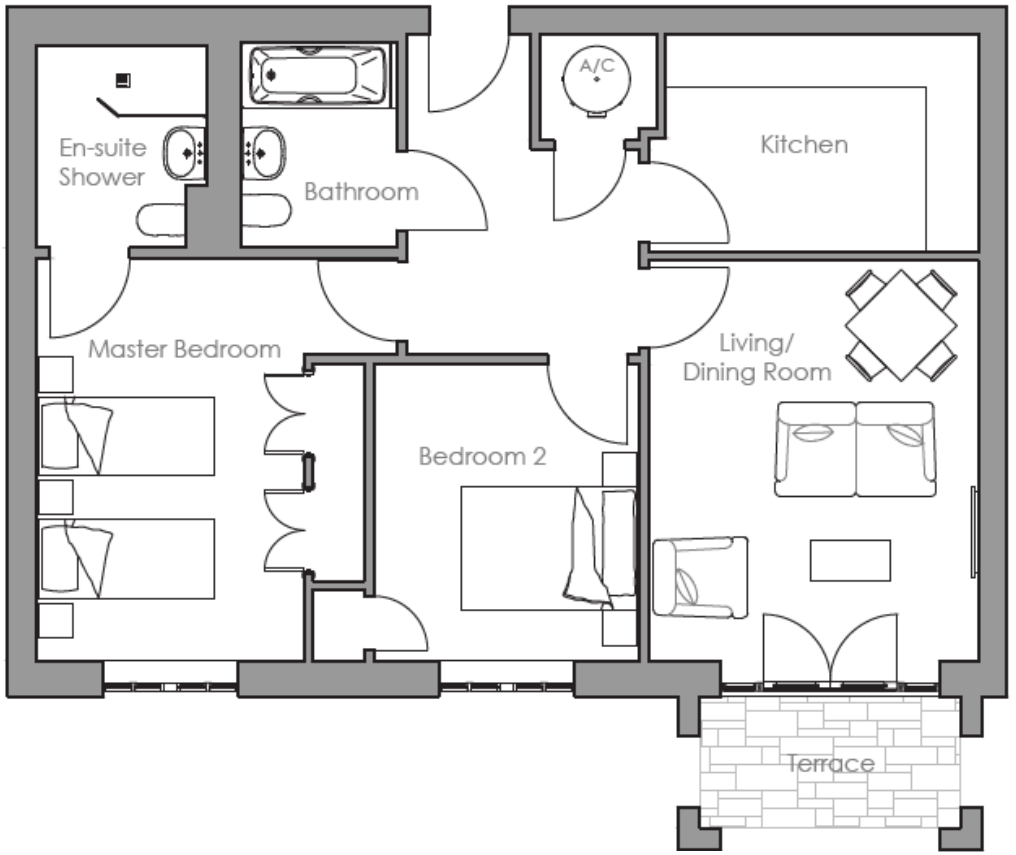
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.75% first year or part-year then 0.75% every year after, OR 1% per year or part-year up to a maximum of 15 years (15%), OR 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease.

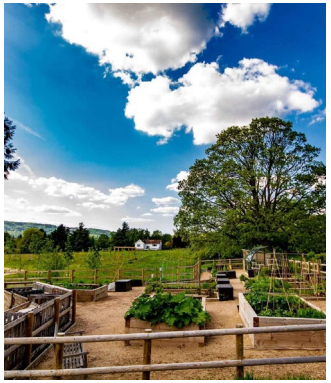
Viewing by appointment with the sales office.
01629 733 337 stelphinssales@audleyvillages.co.uk

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.57m x 3.77m	15'0" x 12'4"
Kitchen	3.57m x 2.49m	11'8"x 8'2"
Main Bedroom	4.61m x 3.06m	15'1" x 10'0"
Bedroom two	3.39m x 3.03m	11'1" x 9'11"
Total Sqft	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.







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