

# 40 Chamberlain Place





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## Two bedroom second floor apartment

This charming apartment is perfectly located on the second floor of Chamberlain Place. The main bedroom is well-appointed and offers fitted wardrobes and an en suite shower room. There is also a modern SieMatic kitchen with integrated appliances including oven, hob, dishwasher and washing machine. In addition, the apartment offers a spacious living/dining room and a guest bathroom with Villeroy & Boch sanitaryware.

### Property specifications

- Second floor apartment with private balcony
- Main bedroom with an en suite shower room
- Guest bedroom and bathroom
- SieMatic kitchen with integrated appliances
- Spacious living / Dining room that offers access to the balcony
- Property accessed by a serviced lift
- Short walk to the main house

**Guide Price £350,000** (other fees apply)

Monthly management fee £1026.51

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.

**0121 293 1093**

**stgeorgesales@audleyvillages.co.uk**



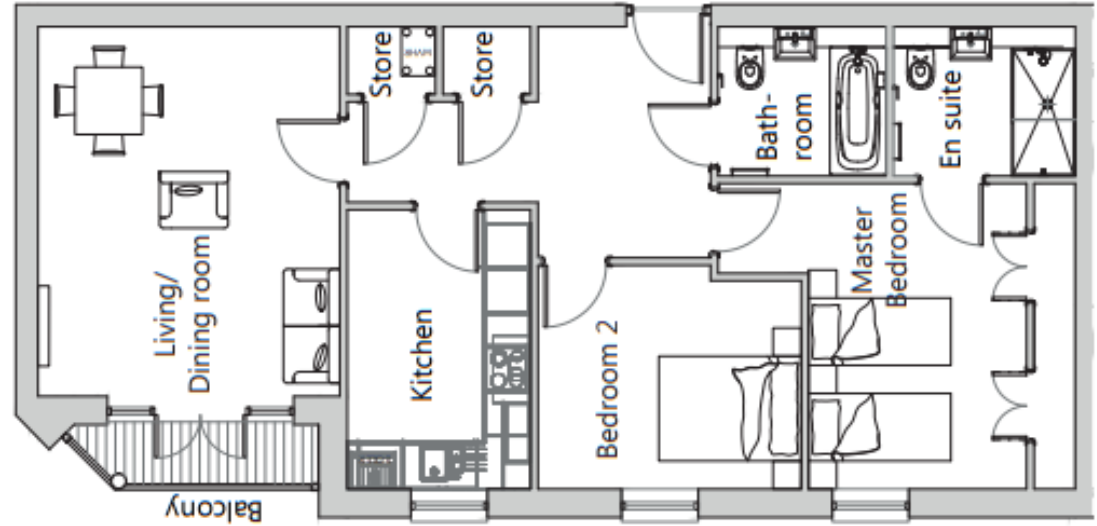
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## Internal Measurements

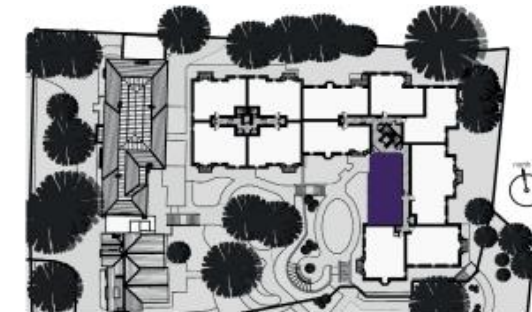
	Metric (m)	Imperial (ft)
Living/Dining Room	4.94 x 4.03	16'2" x 13'2"
Kitchen	3.73 x 2.45	12'2" x 8'0"
Main Bedroom	4.77 x 4.08	15'7" x 13'4"
Bedroom 2	3.51 x 2.99	11'6" x 9'8"

Total Sq.Ft 872

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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Site location plan

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.



