

5 MARSHALL PLACE

Guide Price £535,000
(other fees apply)



It can only be Audley.



This first floor, two-bedroom apartment has a spacious living/dining room with a bay window and Juliet balcony offering village views. The separate kitchen is accessed via the hallway and has space for a table and chairs.

The main bedroom has fitted wardrobes and an en suite with walk-in shower. The second bedroom and a separate bathroom lead off the spacious hallway.

Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Large kitchen/dining room
- Main bedroom with en suite & fitted wardrobes
- Separate bathroom
- Villeroy & Boch bathroom
- Access to the Audley Club
- Guest Suite Available

Fees

Monthly management fee £699.73

Annual ground rent £0

Parking: Parking fees apply

Council Tax Band: E

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.15 x 4.92	20'2" x 16'2"
Kitchen	4.78 x 3.73	15'8" x 12'3"
Main Bedroom	4.47 x 3.02	14'8" x 9'11"
Bedroom two	3.26 x 2.90	10'8" x 9'6"

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		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



