

1 CROMPTON CLOSE

Guide Price £400,000
(other fees apply)



It can only be Audley.



This delightful dual aspect two bedroomed semi-detached cottage with southeast views over the landscape gardens. A rare opportunity, as this is just one of three within the village hosting large spacious rooms with ample storage throughout.

Key Features

- Entrance lobby with storage cupboard
- Kitchen with a range of Neff & Bosch appliances including oven, microwave, dishwasher, fridge/freezer, electric hob
- Lounge has a feature fireplace and French doors leading to the south facing terrace.
- Second bedroom/ dining room downstairs with storage
- Cloakroom with WC and storage.
- Vast main bedroom with Juliette balcony, storage and En suite walk-in shower and bathroom.
- Spacious landing with storage cupboards
- Private west facing garden with terrace area to enjoy
- Located within easy access of the main house facilities
- Allocated car 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 £918.12

Annual ground rent £100

Parking: No parking fees apply

Bistro credit: £88.45

Council Tax Band: F

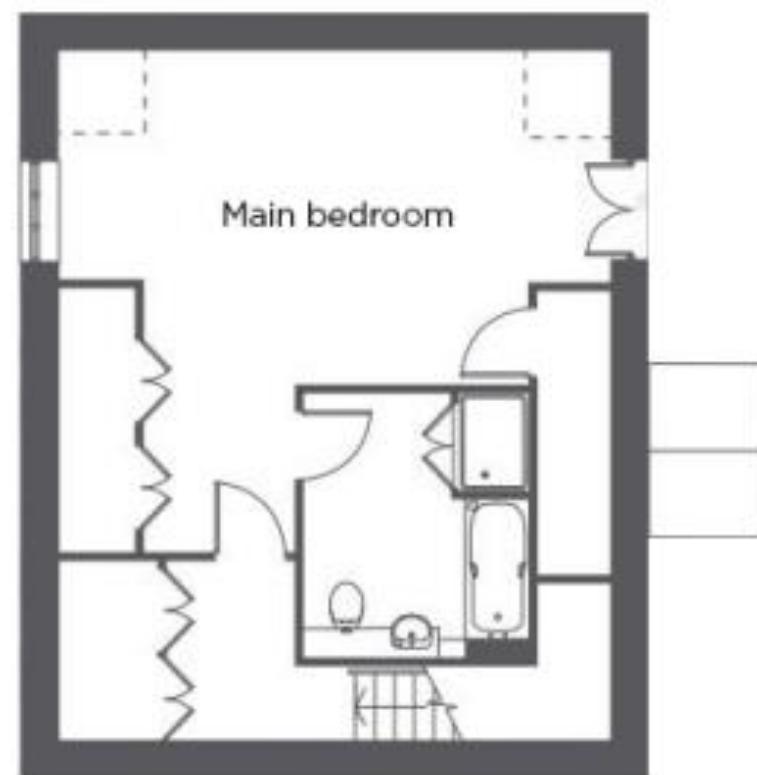
Tenure: Leasehold

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	4.35 x 4.50	14'3" x 14'8"
Kitchen	3.65 x 2.30	12'0" x 7'5"
Main Bedroom	6.20 x 6.80	20'3" x 22'3"
Bedroom two	4.00 x 3.30	13'1" x 10'8"
Total Sq Ft 1227		

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		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

