

# 14 Elmsley Lodge

Guide Price £340,000  
(other fees apply)



*It can only be Audley.*



This first floor 2 bed apartment has beautiful views. It has a separate kitchen with double doors into the living/dining room which has a Juliet balcony. While the main bedroom has an en suite shower room and built-in wardrobes. There is also a second bedroom and a guest bathroom.

**Property specifications:**

- Main bedroom with en suite bathroom
- Second bedroom
- Beautiful views
- Integrated kitchen appliances including fridge/freezer, oven, dishwasher, washer/dryer and microwave
- Close to Clevedon House

**Fees**

Monthly management fee: £1243.78

Annual ground rent: £250

Parking: no parking fees apply

Council Tax Band: E

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% per year or part-year up to a maximum of 15 years (15%), option dependent on property, as per the lease.

Viewing by appointment with the sales office.

01943 498 248 [clevedonsales@audleyvillages.co.uk](mailto:clevedonsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.50 x 4.10	14'10" x 13'5"
Kitchen	4.10 x 2.40	13'5" x 7'10"
Main Bedroom	3.25 x 4.50	10'8" x 14'9"
Bedroom Two	2.80x 2.80	9'2" x 9'2"

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. May 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



