

## 4 The Brewhouse

Guide Price £590,000  
(other fees apply)



*It can only be Audley.*





This charming and spacious grade two listed two-bedroom property has a prime location, set within a courtyard a stones throw from Mote House and all the facilities on offer. The main bedroom boasts built in wardrobes and accessible eaves storage along with an ensuite shower room.

The first Floor also encompasses a second bedroom and a separate bathroom with Villeroy & Boch sanitaryware. On the ground floor there is a modern SieMatic Kitchen with integrated appliances and direct access to the living/dining room, as well as a downstairs W.C.

### Key Features

- Prime location within easy access to all facilities.
- Main bedroom with ensuite shower room.
- Allocated permitted parking space.
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room in the bedroom, and a guest WC.
- Large south facing patio area.

### Fees

Monthly management fee £1127.58

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £91.98

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.

01622 737 279 [motesales@audleyvillages.co.uk](mailto:motesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.34 X 4.76	17'6" X 15'7"
Kitchen	4.52 X 3.33	14'10" X 10'11"
Main Bedroom	5.04 X 3.48	16'6" X 11'5"
Bedroom two	3.65 X 2.62	12' X 8'7"
Bathroom	2.61 X 1.87	8'7" X 6'2"

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





