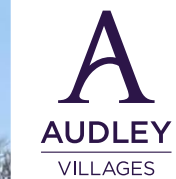


12 LIME TREE COURT

Guide Price £750,000
(other fees apply)



It can only be Audley.



This very well appointed cottage has been recently updated to include new flooring and re decoration throughout. Inside, the property includes a living room that leads onto a sizeable modern kitchen diner, two generous double bedrooms with an en suite shower room to the main bedroom, a separate bathroom and a ground floor cloakroom.

Furthermore, the property enjoys access to an appealing outdoor terrace that is complimented with an open greenery aspect.

Key Features

- Well-presented cottage
- Access to outdoor terrace backing onto open greenery
- Two double bedrooms
- SieMatic fitted Kitchen featuring integrated appliances comprising electric fan oven, microwave grill, fridge freezer, dishwasher, washer dryer and ceramic halogen hob.
- En suite shower room to main bedroom and separate bathroom
- Ground floor cloakroom and understairs walk in cupboard

Fees

Monthly management fee £1,160.97

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £85.76

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.

01488 682 100 inglewoodsales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.54 X 3.24	18'1" x 10'8"
Kitchen	5.74 X 2.69	18'10" x 8'10"
Main Bedroom	3.90 X 3.36	12'10" x 11'
Bedroom two	3.90 X 3.36	11'6" x 11'

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		92
91	B	81 B	
80	C		
68	D		
54	E		
38	F		
0	G		



