

1 WEST COURT

Guide Price £695,000
(other fees apply)



It can only be Audley.



This ground floor, three bedroom apartment has an open plan kitchen, dining and living room. Benefiting from three bedrooms, bedroom three could also be used as a separate dining room. This apartment has an East facing terrace with village views.

The main bedroom has a walk-in wardrobe and an en suite with walk-in shower. Bedroom two and bedroom three are double rooms along with a separate bathroom off the spacious hallway.

Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Living room with private terrace
- Main bedroom with en suite & walk-in wardrobe
- Two further double bedrooms
- Villeroy & Boch bathroom
- Access to the Audley Club
- Guest Suite available

Fees

Monthly management fee £553.69

Annual ground rent £500

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	4.73 X 4.49	15'6" X 14'9"
Kitchen	4.52 X 2.52	14'10" X 8'3"
Main Bedroom	4.49 X 3.39	14'9" X 11'1"
Bedroom two	3.28 X 3.00	10'9" X 9'10"
Bedroom Three	3.28 X 2.73	10'9" X 8'11"

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



