# 15 SMYTH COURT

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Guide Price £525,000 (other fees apply)

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It can only be Andley.

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Audley Redwood

Failand, Bristol BS8 3TG

www.audleyvillages.co.uk

01275 217 797

This top floor, two bedroom apartment has an open plan kitchen, living room which leads onto a private balcony with village views.

The main bedroom has fitted wardrobes and an en suite with walk-in shower. The second bedroom and a separate bathroom lead off the spacious hallway.

#### **Key Features**

•Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher

•Private Balcony

•Main bedroom with en suite & fitted wardrobes

•Separate Bathroom

•Villeroy & Boch bathroom

•Access to the Audley Club

•Guest Suite Available

#### Fees

Monthly management fee £639.50 Annual ground rent £500 Parking: No parking fees apply

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.

01275 217 797 redwoodsales@audleyvillages.co.uk











Audley Redwood

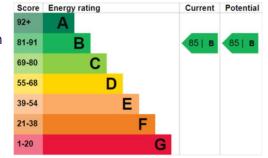
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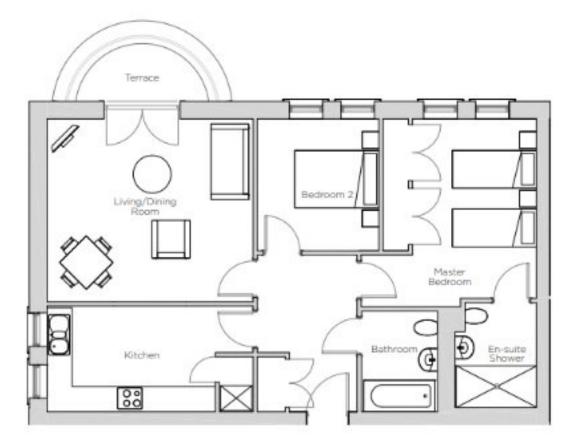
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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.91 x 4.36	16'1" x 14'4"
Kitchen	4.91 x 2.53	16'1" x 8'3"
Main Bedroom	4.28 x 2.95	14'1" x 9'8"
Bedroom two	3.14 x 2.90	10'4" x 9'8"
Balcony	3.00 1.38	10' x 4'6"

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.





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