

Audley Redwood Failand, Bristol BS8 3TG www.audleyvillages.co.uk 01275 217 797

This first floor, two bedroom apartment has an open plan kitchen, living room with bay window Juliet 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
- •Large Kitchen-Dining Room
- •Main bedroom with en suite & fitted wardrobes
- •Separate Bathroom
- •Villeroy & Boch bathroom
- Access to the Audley Club
- •Guest Suite Available

## **Fees**

Monthly management fee £1,288.88 Annual ground rent £0 Parking: 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** 

Failand, Bristol BS8 3TG

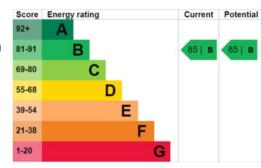
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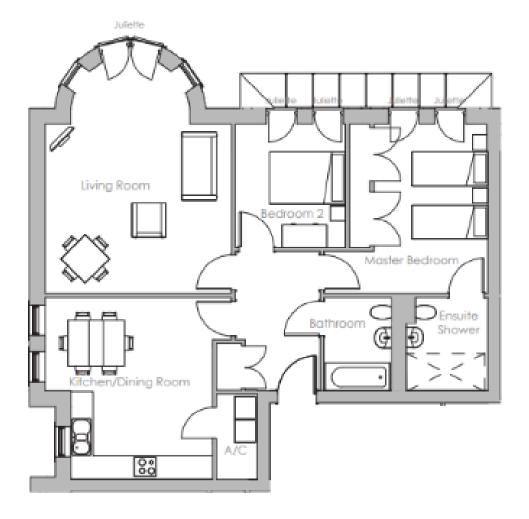
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Metric (m)	Imperial (ft)
6.15 x 4.92	20'2" x 16'2"
4.78 x 3.73	15'8" x 12'3"
4.47 x 3.02	14'8" x 9'11"
3.26 x 2.90	10'8" x 9'6"
	6.15 x 4.92 4.78 x 3.73 4.47 x 3.02

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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