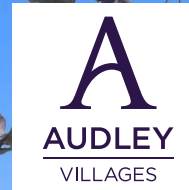


5 WILKENS PLACE

Guide Price £995,000
(other fees apply)



It can only be Audley.



This stunning, well-appointed spacious 3-bedroom, 3-bathroom, lounge and separate dining room cottage has a prime location close to all the central village amenities. Stunning views across to the lake and a north-west facing large terrace. Both lounge and dining room have access to the terraces via French doors.

Both the master and guest bedroom have built-in wardrobes, an en suite shower room and there is a guest shower room on the ground floor.

Key Features:

- Prime location near the main house facilities including Bistro, restaurant and swimming pool
- Private terrace and outstanding views over the lake from front
- SieMatic/ Corian kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Allocated parking space
- Guest Suite for visitor use (subject to costs and availability)

Fees

Monthly management fee £1,274.24

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £82.21

Council Tax Band: F

Tenure: Leasehold

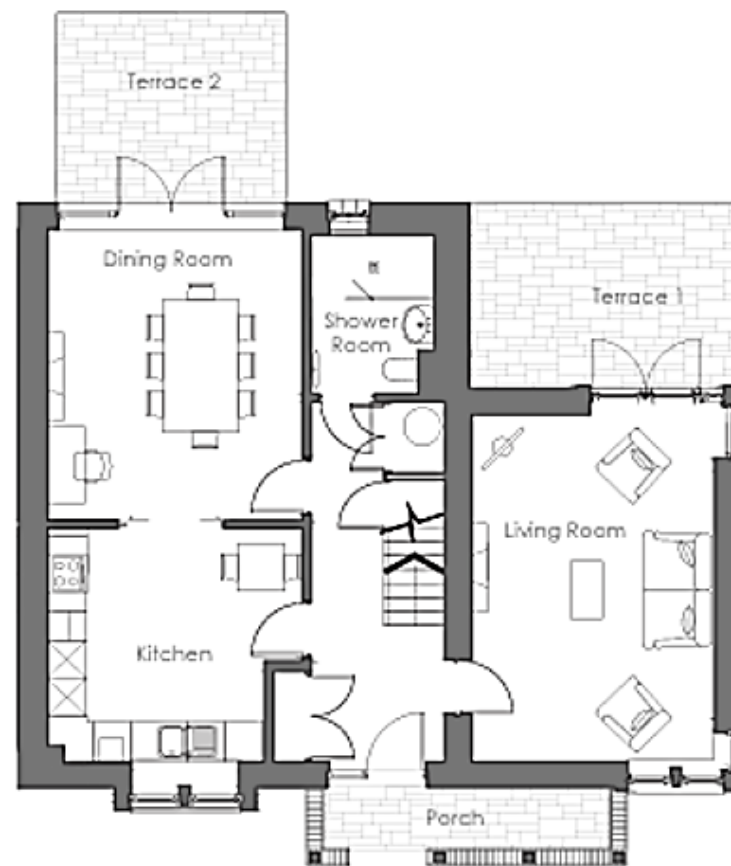
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01494 876 173 chalfontsales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room	5.49 x 3.85	18' x 12'6"
Dining room	4.62 x 4.04	15'2" x 13'3"
Kitchen	3.70 x 4.04	12'1" x 13'3"
Master Bedroom	4.04 x 3.77	13'3" x 12'4"
Bedroom two	3.70 x 2.93	12'1" x 9'6"
Bedroom 3/ study	2.30 x 2.10	7'5" x 6'9"
Approx sq ft 1406		



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

