

18 Padgett Court

Guide Price £397,950
(other fees apply)



It can only be Audley.



The kitchen in this two-bedroom lower ground floor apartment opens into the living space which has double doors onto a terrace area. The main bedroom has an en suite shower room and triple built-in wardrobes. There is a second bedroom and guest bathroom.

Key Features:

- Main bedroom with en suite bathroom
- Second bedroom
- Fantastic views over The Village Green
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher and microwave
- Washer/dryer in hallway

Fees

Monthly management fee £1160.97

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: 89.72

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.

01943 498 248 clevedonsales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.09 x 4.02	16'8" x 13'2"
Kitchen	4.02 x 2.50	13'2" x 8'2"
Main Bedroom	4.33 x 2.93	14'2" x 9'7"
Bedroom Two	3.05 x 3.03	10'0" x 9'11"

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		
89-91	B	83 B	83 B
86-88	C		
83-85	D		
80-82	E		
77-79	F		
74-76	G		



