

FLAT 4, SCARCROFT LODGE, 12 NEWMAN DRIVE

Guide Price £640,000
(other fees apply)



It can only be Audley.



This first-floor, two bedroom apartment is in a prime location adjacent to Scarcroft House which is central to the village amenities. The apartment has direct access to the pool and gym and a large, south-facing private terrace commanding far reaching countryside views. The bedrooms and kitchen/living room, all benefit from direct access to the terrace.

The main bedroom has double built-in wardrobes, an en-suite shower room and there is an additional guest bathroom, both with Villeroy & Boch sanitaryware.

Key Features

- Prime south-facing apartment on the first floor, with lift access. Only five other apartments in this building.
- En suite shower room in the bedroom, and a guest bathroom complete with a bath.
- Large private terrace with outstanding views over rolling countryside
- Fully fitted Nobilia handless German kitchen with integrated Neff appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Fees

Monthly management fee £602.31

Annual ground rent £0

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.

01794 278 303 scarcroftsales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.29 x 4.46	20'8" x 14'7"
Kitchen	3.76 x 1.80	12'4" x 5'11"
Main Bedroom	5.29 x 3.32	17'4" x 10'10"
Bedroom two	3.74 x 3.35	12'3" x 11'0"
Terrace	11.72 x 6.48	38'5" x 21'3"

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		



