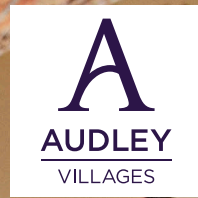


The Lodge

Guide Price £275,000
(other fees apply)



It can only be Audley.



A rare opportunity to own this unique former estate gatehouse with its impressive local sandstone facade. Viewing is essential to fully appreciate the simply stunning accommodation that is being offered here. The Lodge is one of three detached cottages within St Elphin's park and must be seen to be fully appreciated.

Key Features

- Welcoming hallway with ground floor cloakroom and w/c
- Sitting room with feature fireplace, built in cupboard with display shelving and bay window
- SieMatic kitchen with underfloor heating and integrated appliances including fridge/freezer, dishwasher, washer dryer, microwave combination oven and fan assisted oven
- Separate dining area
- Two double bedrooms, one with built in wardrobes
- Four-piece bathroom suite with walk in shower and separate bathtub
- Ground floor third bedroom/study with dual aspect
- Beautiful feature windows throughout
- Gas central heating throughout except underfloor heating in the kitchen and dining area.
- Private enclosed south-west facing rear garden with traditional stone wall features.
- Located within easy access of the main house facilities
- Allocated parking space available on a permit basis. Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly management fee £1072.47

Annual ground rent £500

Parking: No parking fees apply

Council Tax Band: D

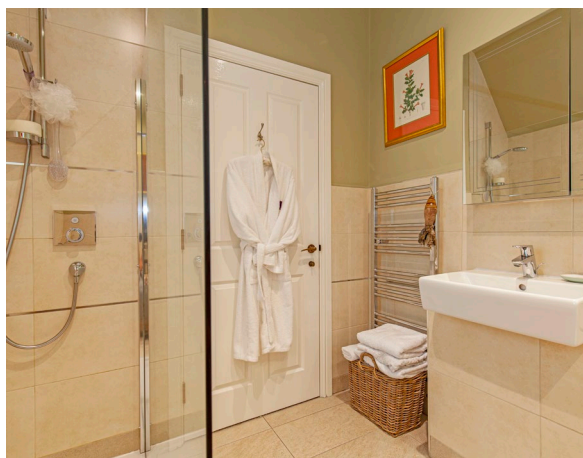
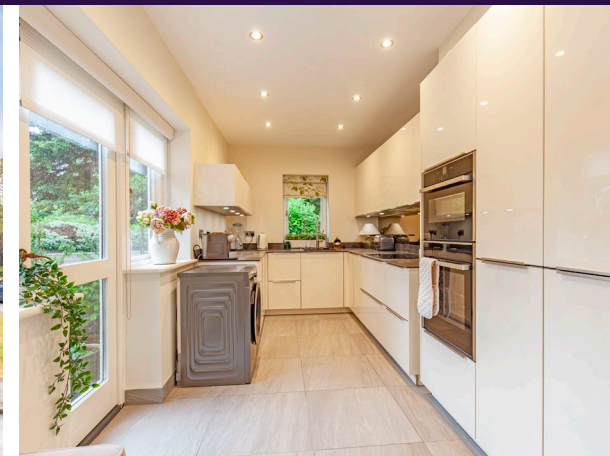
Tenure: Leasehold

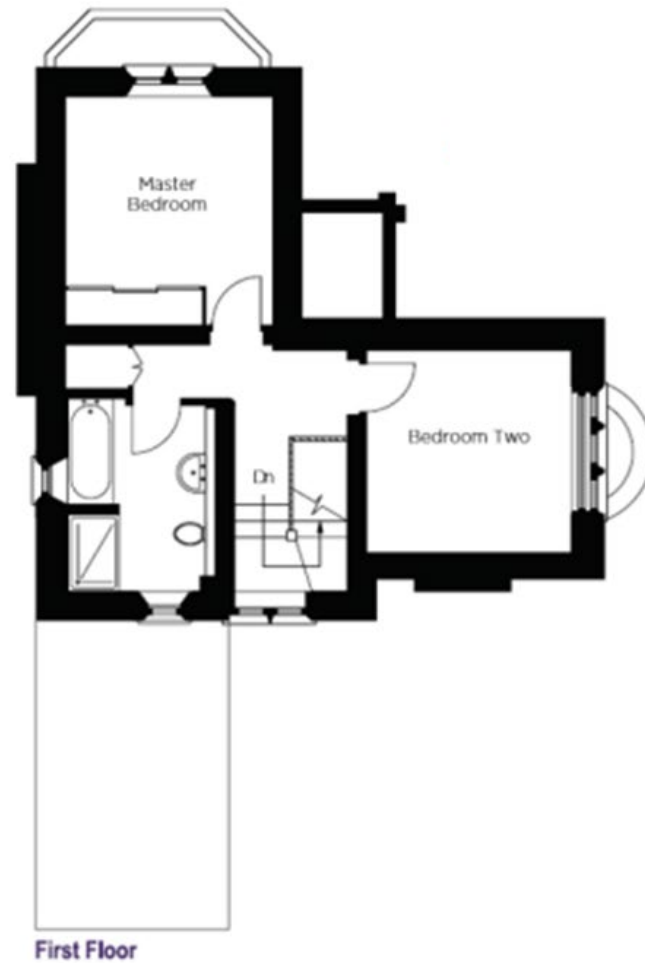
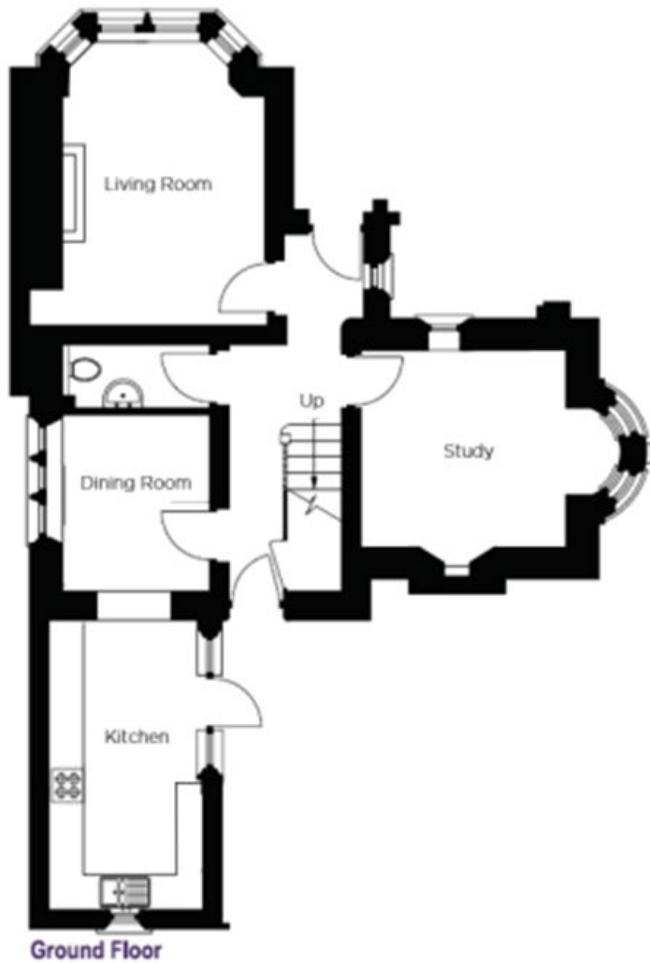
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

*Free management fee offers are subject to negotiations at point of a proceedable offer being placed.

Viewing by appointment with the sales office - 01629 733 337

FREE Monthly Management Fee for 1 year (12 months)*





Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.35 x 3.65	14'3" x 12'
Kitchen	4.68 x 2.70	15'3" x 8'9"
Dining Room	2.80 x 2.30	9'2" x 7'5"
Study/Bedroom Three	3.25 x 3.15	10'7" x 10'3"
Main Bedroom	3.55 x 3.15	11'6" x 10'3"
Second Bedroom	3.25 x 3.15	10'7" x 10'3"
Total Sq Ft	1044	

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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

