

17 Garden Walk

Guide Price £600,000
(other fees apply)



It can only be Audley.



Tucked away in a tranquil and beautifully maintained walled garden, this delightful two-bedroom home offers both character and comfort in a truly unique setting.

The ground floor features a welcoming lounge, a spacious kitchen/diner perfect for entertaining, and a convenient downstairs WC. Upstairs, you'll find two well-proportioned bedrooms, a modern wet room, and a stylish ensuite bath/shower room offering a touch of luxury.

To the rear of the property lies a generous south-facing patio - ideal for alfresco dining, relaxing in the sun, or enjoying peaceful garden views.

Key Features

- Two spacious bedrooms, one with ensuite bath/shower room.
- Light-filled lounge and generous kitchen/diner ideal for entertaining.
- Set within a private, beautifully maintained walled garden
- Kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washing machine.
- Large south-facing patio perfect for outdoor living and dining.
- Permitted allocated parking space.

Fees

Monthly management fee £1056.62

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: 92

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	5.53 x 3.45	18'2" x 11'4"
Kitchen/Dining room	2.00 x 6.59	6'7" x 21'8"
Main Bedroom	5.53 x 5.28	18'2" x 17'4"
Bedroom two	4.51 x 3.45	14'10" x 11'4"
Ensuite	2.07 x 2.88	6'10" x 9'6"

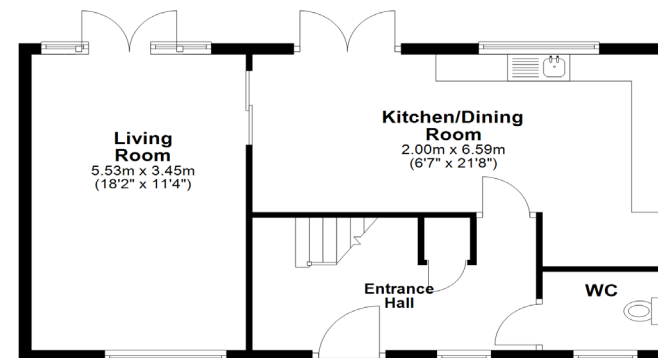
Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



First Floor

Approx. 67.8 sq. metres (729.9 sq. feet)

