

2 CROSLEY COURT

Guide Price £895,000
(other fees apply)



It can only be Audley.



This spacious ground floor apartment has two bedrooms and is close to all the central village amenities. The main bedroom has a level access en suite shower room and a triple built-in wardrobe. The second bedroom is currently used as a Study with bespoke fitted furniture and a built-in pull-down bed. The guest bathroom offers a level access walk-in shower room with Villeroy & Boch sanitaryware. The kitchen, with Corian worktops and integrated appliances, is open plan with the living/dining room which has a south-facing terrace.

Key Features

- Prime Location on the Ground Floor close to Restaurant and Club
- Fitted Study with Concealed Guest Bed
- Made to Measure Curtains and Blinds
- Bespoke Fitted Bedside Furniture to Bed 1
- Private South facing Terrace
- 2 Level Access Walk-in Shower Rooms
- SieMatic kitchen with integrated appliances including Fridge Freezer, Dishwasher, Double Oven with Combi Oven to include a Microwave, and a Washer/dryer

Fees

Monthly Management Fee £535.38

Annual ground rent £0

Parking: £627.10

Council Tax Band: E

Tenure: Leasehold 250yrs from 01/03/2022

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 / Dining room / Kitchen	7.17 X 4.70	23'6" X 15'5"
Main Bedroom	4.93 X 3.32	16'2" X 10'11"
Bedroom 2	3.40 X 3.14	11'2" X 10'4"
Terrace	3.70 X 2.42	12'2" X 7'11"

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		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



