

## 4 WOODVILLE COURT

Guide Price £380,000  
(other fees apply)



*It can only be Audley.*

This charming and spacious two bedroom, dual aspect apartment has a prime location in the village, being only a short distance away from Mote House and all the central village amenities. The main bedroom boasts large built-in wardrobes and an ensuite shower room.

The second bedroom is also a double with easy access to the guest bathroom with Villeroy & Boch sanitaryware. There is a modern SieMatic kitchen with integrated appliances and a generously sized lounge which is perfect for entertaining.

### Key Features

- En suite shower room in the main bedroom
- Living room with Juliet balcony
- SieMatic kitchen with integrated appliances including fridge freezer dishwasher, oven, hob, microwave oven, and a washing machine
- Separate guest bathroom
- Permitted allocated parking space

### Fees

Monthly management fee £1127.52

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £91.98

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.

01622 737 279 [motesales@audleyvillages.co.uk](mailto:motesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.99 X 3.81	16'5" X 12'6"
Kitchen	3.60 X 2.32	11'10" X 7'8"
Main Bedroom	3.76 X 3.18	12'4" X 10'5"
Bedroom two	3.71 X 2.95	12'2" X 9'8"
Bathroom	2.40 X 2.06	7'10" X 5'6"



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

