

5 Conyers View

Guide Price £470,000
(other fees apply)



It can only be Audley.



This charming and spacious two-bedroom apartment is located within a quiet part of the village.

The main bedroom has fitted wardrobes and an en-suite wet room and the south facing terraces, accessed from the living/dining room & kitchen, overlook the woodland.

There is a second bedroom and family bathroom along with a spacious hallway. The separate Sie Matic kitchen is fitted with white goods.

Key Features:

- South facing
- En suite shower room in the main bedroom
- Quiet location
- Sie Matic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Guest bathroom

Fees:

Monthly management fee £1160.97

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: 89.72

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.

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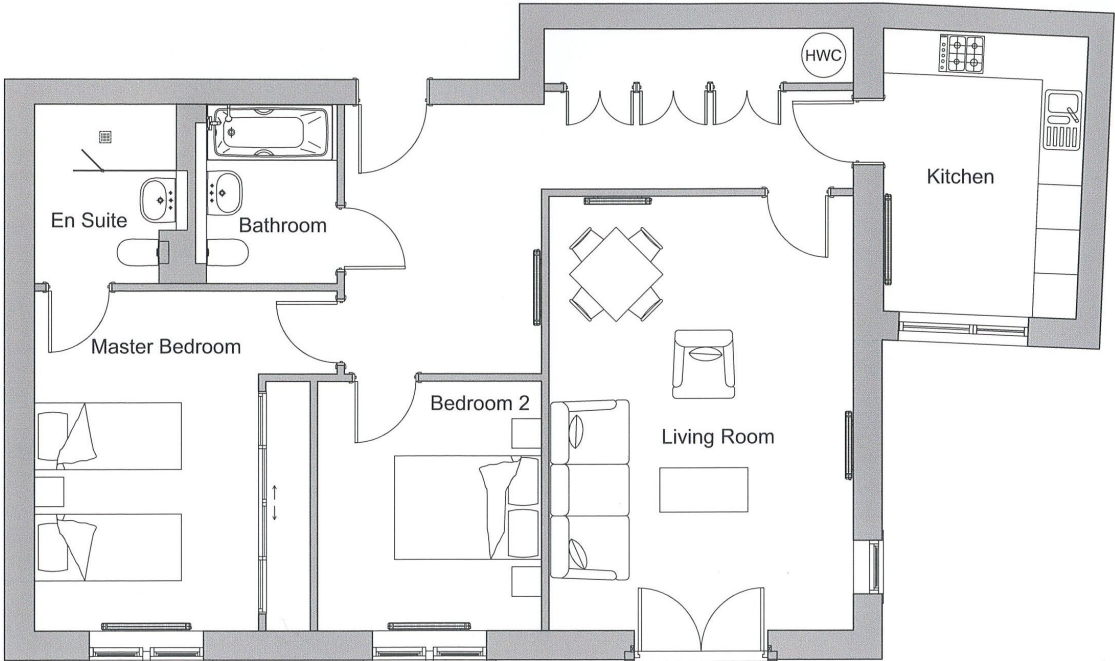


Internal Measurements

Metric (mm)

Imperial (ft)

Living room / Dining room	5859 x 4142	19'3" x 13'7"
Kitchen	3805 x 2794	12'6" x 9'2"
Main Bedroom	4589 x 3052	15'1" x 10'0"
Bedroom 2	3368 x 3048	11'1" x 10'0"



Terrace

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

