

19 Beckings Court

Guide Price £595,000
(other fees apply)



It can only be Audley.



This charming and spacious two bedroom, ground floor apartment enjoys a prime location, close to Wycliffe House and all the village amenities. The living area and both bedrooms all have double patio doors which open fully to allow access to a large terrace and provide excellent views across the beautiful landscaped gardens.

The main bedroom has double built-in wardrobes, dressing area and an en-suite shower room whilst adjacent to the second bedroom, there is also a second shower room and WC for guests.

Key Features

- Walking distance to the restaurant and all leisure facilities
- Easy access from car park
- Open plan kitchen/living room with dining area
- Integrated Nobilia kitchen with Neff appliances
- Main bedroom with Villeroy & Boch en-suite shower
- Carpeted and decorated throughout
- Large terrace

Fees

Monthly management fee:	£669.23 (Option 2)
Deferred management fee:	3% per year
Annual ground rent:	None
Parking fee:	£200 per year
Council tax band:	Band E

Tenure

Leasehold: 250 years (from 2023)

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.
01494 324 967 wycliffesales@audleyvillages.co.uk

ONE YEAR FREE MONTHLY MANAGEMENT FEE



Internal Measurements	Metric (m)	Imperial (ft)
Bedroom 1	3.22 x 6.06	10'7" x 19'10"
Bedroom 2	2.65 x 4.45	8'8" x 14'7"
Kitchen	3.42 x 2.30	11'3" x 7'7"
Living / Dining Room	4.38 x 6.06	14'5" x 19'11"
Services	0.87 x 2.20	2'10" x 7'3"
Terrace	6.93 x 1.60	22'9" x 5'3"

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



