

## 26 KIRKEBY COURT

Guide Price £420,000  
(other fees apply)



*It can only be Audley.*



This charming and spacious one-bedroom, first floor apartment has a prime location on the first floor of Kirkeby Court, close to all the central village amenities. The private balcony, accessed from the living/dining room, overlook the beautiful landscaped courtyard gardens.

The main bedroom has 2 double built-in wardrobes, an en-suite shower room with Jack and Jill entry, with Villeroy & Boch sanitaryware.

### Key Features

- Prime location on the first floor in Kirkeby Court, with lift access
- En suite shower room in the main bedroom, and a guest bathroom
- Private balcony with views over the courtyard garden
- SieMatic/ fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

### Fees

Monthly management fee option 2 £ 653.49

Annual ground rent: £0.00

Parking: £251.23

Council Tax Band: D

**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 / Dining room	6.95 X 5.10	22'10"
Master Bedroom	4.98 X 3.97	16'4"

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

Maximum measurements shown. All measurements are for guidance only and should not be relied upon.

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		



