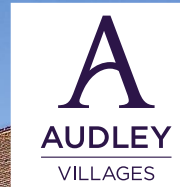


# 28 CHAMBERLAIN PLACE

Guide Price £375,000  
(other fees apply)



*It can only be Audley.*





This spacious two bedroom, apartment has a prime location on the first floor of Chamberlain Place, close to all the central village amenities. The living / dining room has access to a spacious private balcony and there is a large kitchen with room for a small dining table. The main bedroom has built in wardrobes and an ensuite wet room and there is a separate guest bedroom / multi function room and separate full size bathroom with Villeroy & Boch sanitaryware. Excellent storage cupboards

### Key Features

- Spacious apartment, prime location with large private balcony
- Lift access
- Well appointed living / dining room
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room in the bedroom, and a guest WC
- Redecorated and beautifully presented throughout

### Fees

Monthly management fee: Option 1 £1189.63. Option 2 £669.51

Annual ground rent £0

Parking: £688.25

Bistro credit: £81.24

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.

0121 4545270    [stgeorgesales@audleyvillages.co.uk](mailto:stgeorgesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.14 X 3.80	16'10" X 12'5"
Kitchen	4.08 X 2.44	13'4" X 8'0"
Main Bedroom	5.43 X 3.69	17'9" X 12'1"
Bedroom 2	3.82 x 2.77	9'84" x 9'12
Total Apartment Area	88.7m <sup>2</sup>	955ft <sup>2</sup>

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+	<b>A</b>		
81-91	<b>B</b>	89 B	89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

