

# 14 ROBINSON COURT

Guide Price £385,000  
(other fees apply)



*It can only be Audley.*





A spacious two-bedroom, second floor apartment with ample storage and a dual aspect. Located close to the main house and facilities with views across the village and hillside. The sizable lounge has French doors opening on to the private balcony and the SieMatic kitchen has integrated appliances with room for a bistro table.

### Key Features

- Dual aspect lounge diner with French doors leading to the balcony
- Main bedroom with fitted wardrobes, over the bed storage and an en-suite walk-in shower room
- Guest bedroom with fitted wardrobes and separate bathroom
- Spacious welcoming hallway with storage cupboard
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Private balcony to enjoy
- Electric underfloor heating throughout
- Allocated car parking space available on a permit basis. Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

### Fees

Monthly management fee £1072.45

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £97.28

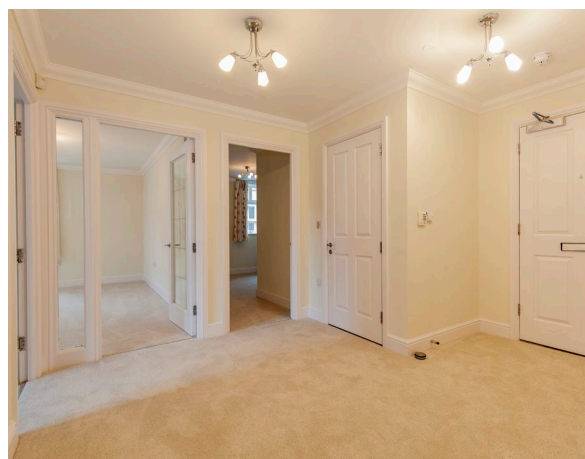
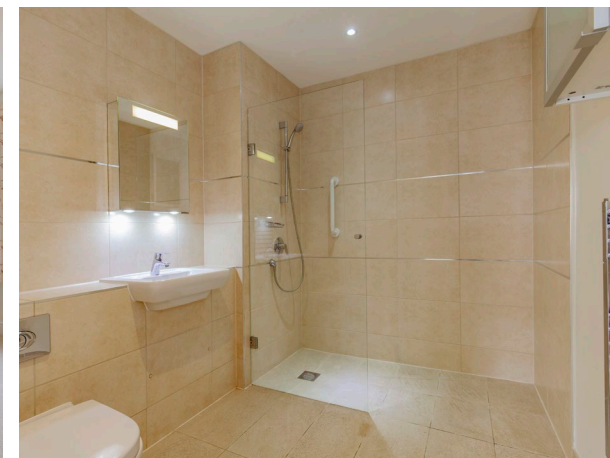
Council Tax Band: D

### 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.

01629 733 337 [stelphinssales@audleyvillages.co.uk](mailto:stelphinssales@audleyvillages.co.uk)

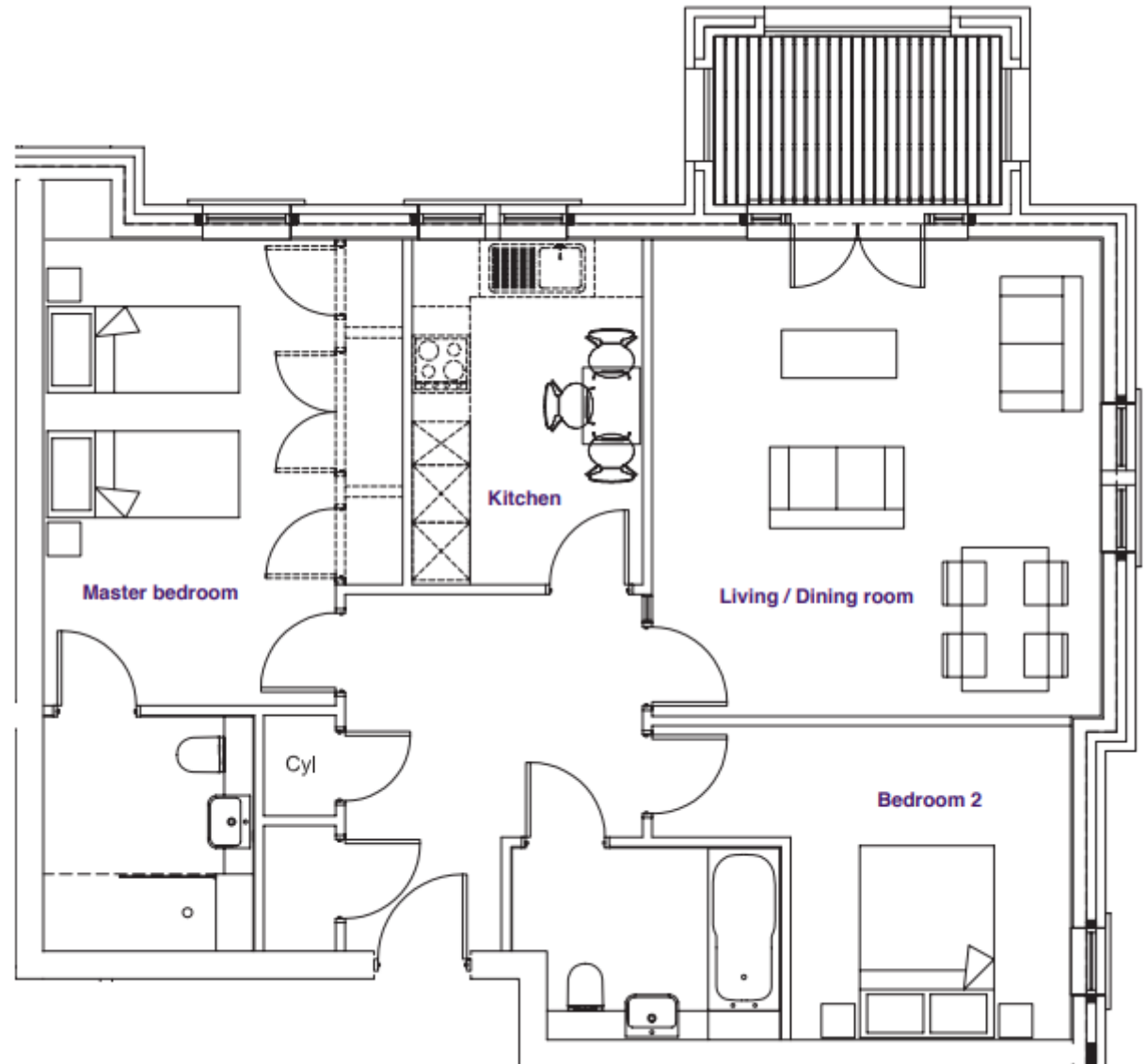


### Internal Measurements

	Metric (m)	Imperial (ft)
Living room / Dining room	4.70 x 4.95	15'5" x 16'2"
Kitchen	2.40 x 3.60	7'9" x 11'8"
Main Bedroom	3.75 x 4.85	12'3" x 15'9"
Bedroom two	2.95 x 3.30	9'7" x 10'8"
Total Sq Ft	927	

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>	88 B	88 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>		







Audley St Elphin's Park

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