

2 Lyons Mews
Guide Price £825,000
(other fees apply)



It can only be Audley.



This south facing ground floor, three bedroom apartment is located in a prime location with views of the open green and cricket ground. This beautiful apartment has an open plan kitchen, living room with bay window leading onto the private terrace.

The main bedroom has a walk-in wardrobe and an en suite with walk-in shower. A further two bedrooms and separate bathroom that leads off the spacious hallway.

Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- South Facing with Cricket ground Views
- Main bedroom with en suite & walk in wardrobe
- Separate Bathroom
- Villeroy & Boch bathroom
- Access to the Audley Club
- Guest Suite Available

Fees

Monthly management fee £639.00

Annual ground rent £500

Parking: Parking fees apply

Council Tax Band: E

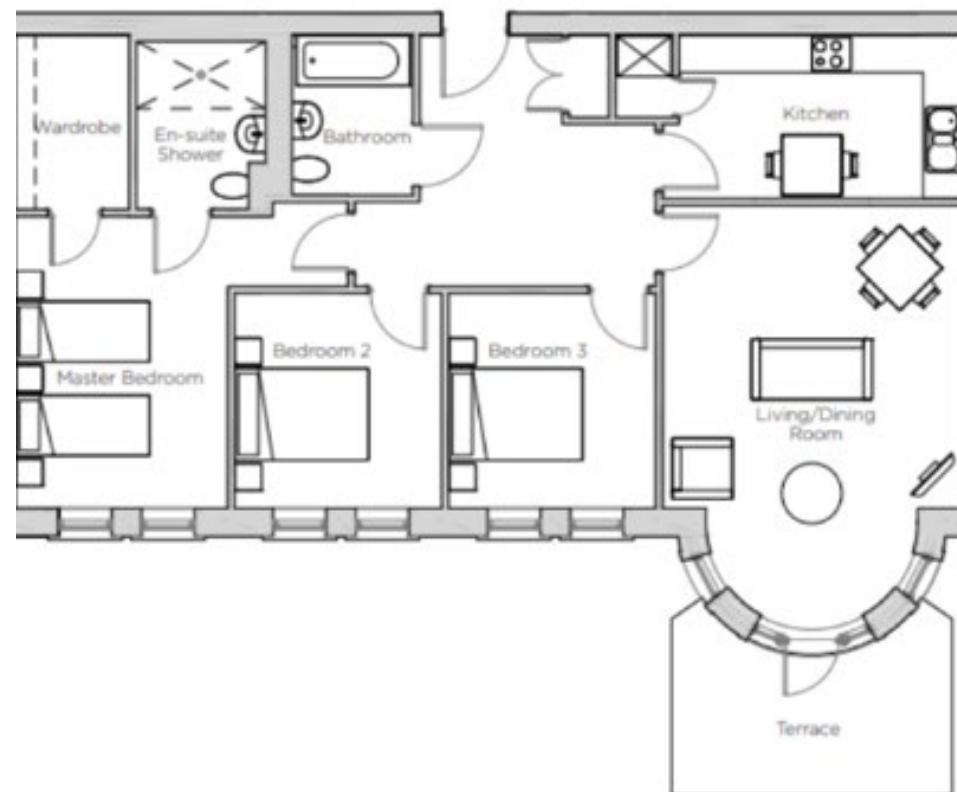
Tenure: Leasehold

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 (m)	Imperial (ft)
Living room / Dining room	4.52 x 4.49	14'10" x 14'9"
Kitchen	4.25 x 2.45	13'11" x 8'
Main Bedroom	3.36 x 3.19	14'4" x 10'5"
Bedroom two	3.21 x 3.10	10'6" x 10'2"
Bedroom Three	3.21 x 3.10	10'6" x 10'2"



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		

