

3 LIND HOUSE

Guide Price £475,000
(other fees apply)



It can only be Audley.



A fabulous two bedroom apartment located in the main house with stunning views.

The apartment has a separate kitchen with open arch through to the living-dining room. Two bedrooms, one with ensuite and a separate bathroom.

Key Features

- Main house location
- Stunning views from large feature windows
- Separate kitchen and living room
- Main bedroom with fitted wardrobes
- Fully fitted SieMatic kitchen with Corian worktops and integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and separate bathroom
- Lift access

Fees

Monthly management fee: £647.12

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	4.47 x 5.34	14.8" x 17'6"
Kitchen	3.48 x 2.45	11.5" x 8'1"
Main Bedroom	4.29 x 3.40	14'1" x 11'2"
Bedroom Two	3.92 x 2.43	12'10" x 8'0"
Total Sq Ft. 988		

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



