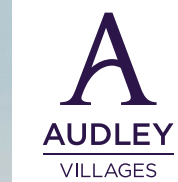


38 CHAMBERLAIN PLACE

Guide Price £395,000
(other fees apply)



It can only be Audley.



This well-presented two-bedroom apartment has a prime location on the second floor of Chamberlain Place close to the village facilities and gardens.

The spacious living/dining room is light and bright with direct access onto a private balcony. The main bedroom has built-in wardrobes and an ensuite shower room and there is a second bedroom/study with separate bathroom. The ensuite and bathroom are both fitted with Villeroy & Boch sanitaryware and the SieMatic kitchen benefits from integrated Neff / Bosch appliances. Car parking space available if required.

Key Features

- Second floor with lift access
- Ensuite shower room and main bathroom with walk in shower
- Private balcony with room for chairs / table / pots
- Two double bedrooms
- SieMatic kitchen with Neff and Bosch appliances and room for a breakfast table
- Close to all the central gardens and facilities in St Georges House
- Guest Suite Facilities (subject to availability and costs)

Fees

Monthly management fee: Option 1 - £1129.17. Option 2 - £609.35

Annual ground rent £500

Annual Parking: £688.25

Monthly 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



| Internal Measurements | Metric (m) | Imperial (ft) |
|---------------------------|--------------------|--------------------|
| Living room / Dining room | 5.11 X 3.71 | 16'9" X 12'2" |
| Kitchen | 3.20 X 3.04 | 10'5" X 9'11" |
| Main Bedroom | 4.36 X 4.16 | 14'3" X 13'7" |
| Bedroom two | 4.07 x 2.80 | 13'4" x 9'2" |
| Total Apartment Area | 84.9m ² | 914ft 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 | 88 B | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

