

## 7 LEWIS COURT

Guide Price £455,000  
(other fees apply)



*It can only be Audley.*





A fabulous two bedroom apartment with east-facing views. The apartment has an open plan kitchen/dining/living room with French doors benefiting from east views and a juliet balcony. Situated next to the main house facilities, this is a fantastic located apartment.

#### Key Features

- East-facing, dual aspect apartment
- Open plan kitchen and living/dining room with stunning views
- Main bedroom with fitted wardrobes.
- Fully fitted SieMatic kitchen with Corian worktops an integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and Main Bathroom
- Lift access

#### Fees

Monthly management fee £707.58

Parking: Parking fees apply

Council Tax Band: F

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	3.90 x 4.82	12.10" x 15'10"
Kitchen	3.42 x 2.61	11.3" x 8'7"
Main Bedroom	3.12 x 4.81	10'3" x 15'10"
Bedroom Two	2.99 x 3.51	9'10" x 11'6"
Total Sq Ft. 898		

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>	83   <b>B</b>	83   <b>B</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>		





