

9 CHALFONT HOUSE

Guide Price £725,000
(other fees apply)



It can only be Audley.



A spacious and light two-bedroom penthouse located on the second floor of the main house, with a north-east facing balcony overlooking the beautiful gardens and lake. The penthouse is accessed via the lift in the main house which has the benefit of the bistro, restaurant, pool and health club being downstairs. The apartment has been beautifully redecorated for the sale (excluding carpets). The property offers a modern SieMatic kitchen with integrated Neff appliances, Hoover washer/dryer and Corian worksurfaces. The main bedroom has fitted wardrobes and an ensuite shower room and there is a guest toilet with laundry room.

Property specifications

- Air conditioning
- En-suite shower room with Villeroy and Bosch sanitaryware
- Prime location on the 2nd floor in the main house, with lift access
- Fully decorated for sale of property (excluding carpets)
- Private balcony with outstanding views over the lake and gardens
- Allocated parking space
- Guest Suite for visitor use (subject to costs and availability)

Fees

Monthly management fee £1192.02

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: 82.21

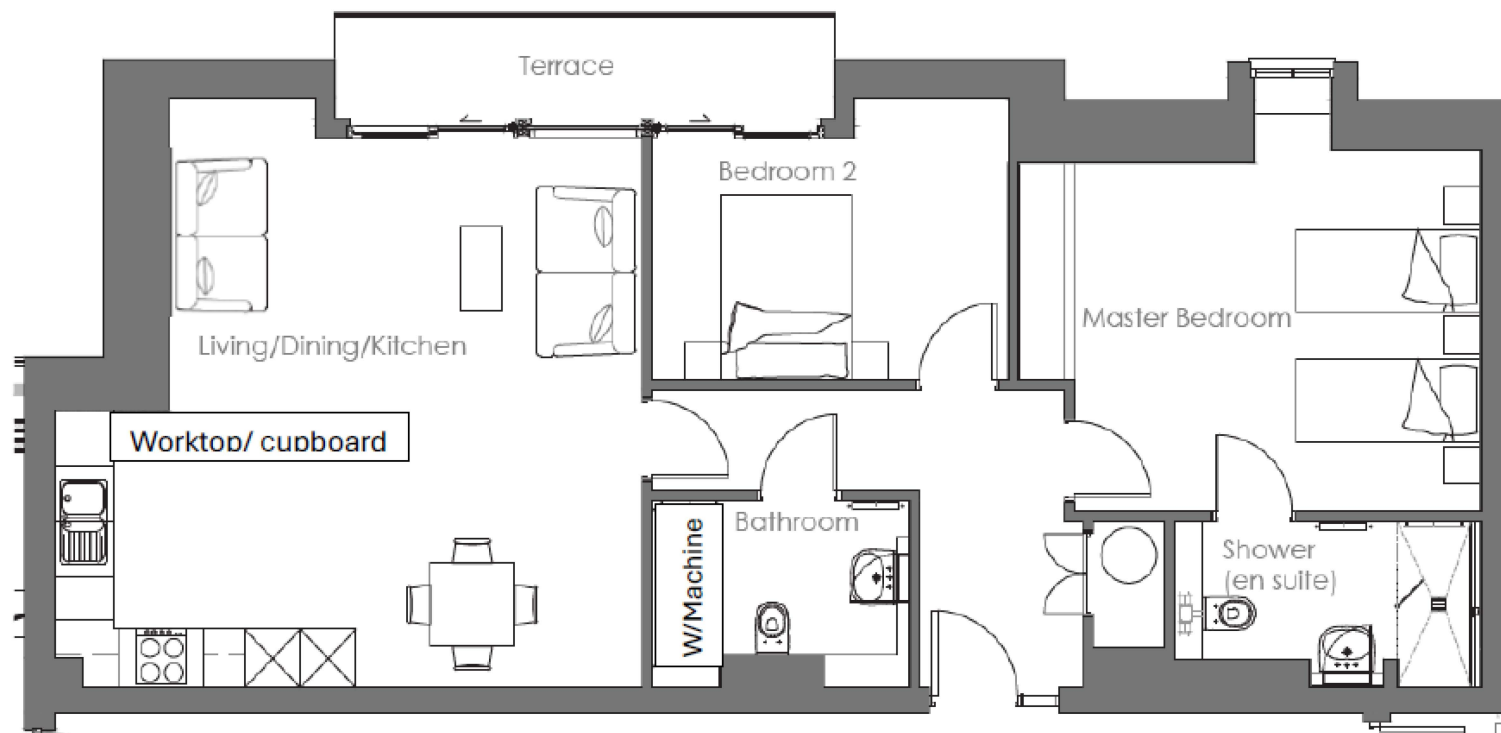
Council Tax Band: E

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.

01494 876 173 chalfontsales@audleyvillages.co.uk





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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining/ Kitchen	5.93 x 5.23	19'5" x 17'2"
Main bedroom	4.41 x 3.90	14'5" x 12'8"
Bedroom 2	3.90 x 2.61	12'8" x 8'6"
Terrace (approx.)	5.40 x 1.10	17'7" x 3'6"
Approx sq ft	950	

