4 CHALFONT HOUSE

Guide Price £550,000
(other fees apply)

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It can only be Audley.

AUDLEY
VILLAGES

A spacious and bright one-bedroom apartment within the main house, it features a large balcony, perfect for seating and plant pots, with views over the gardens and lake. The modern kitchen includes integrated appliances, and the en-suite offers a walk-in shower. Additional benefits include air conditioning, a cloakroom, and an airing cupboard. Ideally located close to the lift and just moments from the bistro, restaurant, and health club. And, for keen walkers, there are safe and beautiful walks within the village. A car park space is included with the property. Early viewing is recommended.

Key Features:

• Integrated appliances in the kitchen include oven, microwave, hob, fridge freezer, washing machine and dishwasher

• Prime location on the first floor in the main house, with lift access

• Air conditioning

• 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: 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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office.
01494 876 173 chalfontsales@audleyvillages.co.uk

Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.63 x 4.43	15'2" x 14'6"
Kitchen	3.54 x 2.48	11'7" x 8'2"
Main bedroom	4.51 x 4.17	14'10" x 13'8
Approx sq ft	716	

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		

Balcony

Living Room

Bedroom

Kitchen

WC

CYL

Shower
(ensuite)