

4 Garden Walk

Guide Price £600,000
(other fees apply)



It can only be Audley.

A
AUDLEY
VILLAGES



This modern 2 bedroom cottage is located within the picturesque Audley Mote House Retirement Village and is surrounded by a beautiful walled garden.

The ground floor comprises of a large hallway, lounge, kitchen/dining room and a downstairs shower room.

To the first floor there is the main bedroom with an en suite bathroom and the second double bedroom with an en suite shower.

To the rear there is a large patio area.

Key Features

- Prime location within the stunning walled garden.
- En suite bath room to the first double bedroom with ensuite shower room to the second double bedroom.
- Rear patio area with access from the lounge.
- kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and washing machine.
- Downstairs shower room.

Fees

Monthly management fee £1061.31

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £91.98

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. A deferred management 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%) charge also applies to this property.

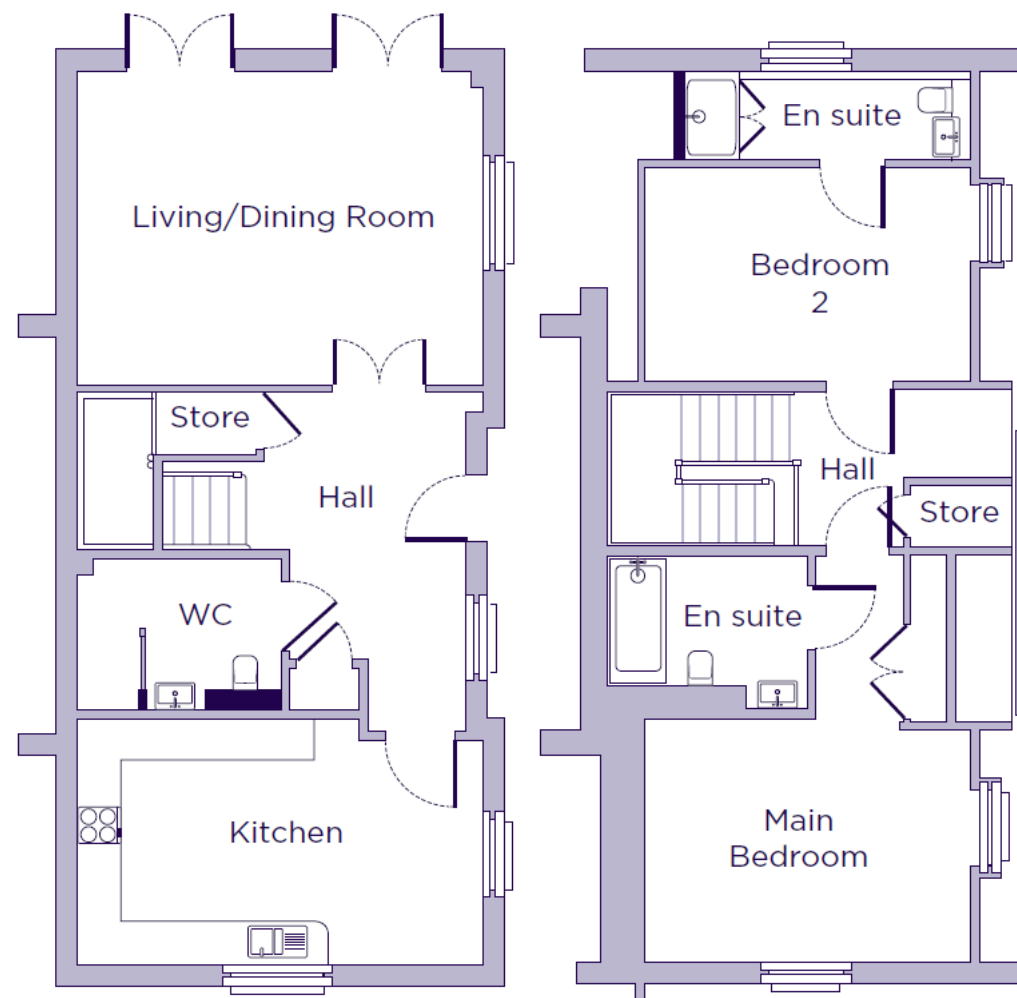
Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.50 x 4.20	18'1" x 13'8"
Kitchen	5.50 x 4.20	18'1" x 10'9"
Main Bedroom	4.40 x 5.35	14'6" x 11'0"
Bedroom two	4.40 x 2.95	14'6" x 9'7"



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

