

41 CHAMBERLAIN PLACE

Guide Price £399,000
(other fees apply)



It can only be Audley.



This spacious and bright two bedroom, third floor apartment has a prime location at Chamberlain Place, close to all the central village amenities. Bedrooms, kitchen and private balcony, accessed from the living/dining room, overlook the beautiful landscaped gardens.

Key Features

- Prime location on the third floor of Chamberlain Place, with lift access
- Spacious living / dining room with private balcony and outstanding views over the gardens
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- 2 bathrooms, including en suite shower room in the bedroom.

Fees

Monthly management fee

Option 1 £1129.17. Option 2 £609.05

Annual ground rent £500 Allocated Parking: £688.25

Bistro credit: £81.24

Council Tax Band: D

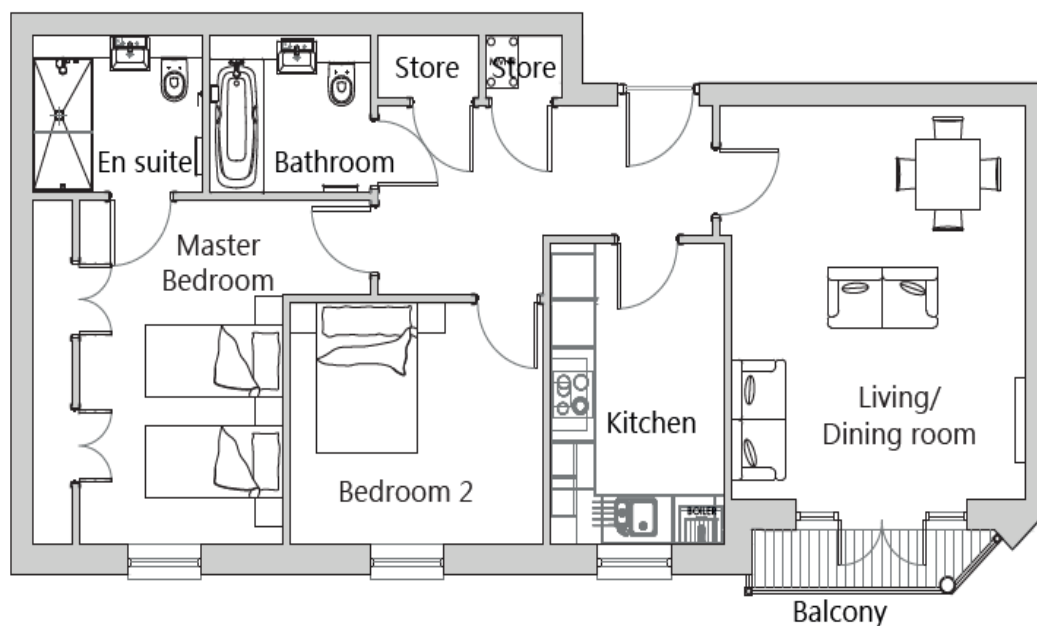
Tenure: Leasehold

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee, option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Drawing Legend:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Balcony and built in wardrobes in bedroom have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.99 X 4.08	16'4" X 13'4"
Kitchen	3.82 X 2.41	12'6" X 7'10"
Main Bedroom	4.70 X 4.36	15'5" X 14'4"
Second Bedroom	3.52 X 3.066	11'6" X 10'0"
Total Apartment Area	81.4m ²	876ft ²

