

## 5 ADKINS COURT

Guide Price £495,000  
(other fees apply)



*It can only be Audley.*





A fabulous two-bedroom apartment with east-facing views. The apartment has a separate kitchen and living room with views from all windows and French doors leading to a private balcony. This apartment is very well located, adjoining the main house and the village facilities.

#### Key Features

- East-facing apartment
- Private Balcony
- Separate kitchen and living 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 separate bathroom
- Lift access

#### Fees

Monthly management fee: £647.12

Annual ground rent: £500

Parking: Parking fees apply

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. 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.

01684 438 400 [ellersliesales@audleyvillages.co.uk](mailto:ellersliesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.25 x 4.58	14.0" x 15'0"
Kitchen	2.84 x 3.25	10.9" x 10'8"
Main Bedroom	2.92 x 4.35	9'7" x 14'3"
Bedroom Two	3.13 x 3.47	10'3" x 11'5"
Total Sq Ft. 913		

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>		





