

# 11 KIRKEBY COURT

Guide Price £795,000  
(other fees apply)



*It can only be Audley.*



Set within the idyllic 32-acre parkland grounds of **Stanbridge Earls Retirement Village**, this exceptionally spacious two-bedroom, two-bathroom **ground floor apartment** offers luxurious living in one of the UK's most sought-after retirement communities. Thoughtfully designed for comfort, ease, and elegant living, the apartment boasts **two private patios**, a **separate dining room**, **utility room**, and **direct level access** to the beautifully maintained gardens.

The property has been fully redecorated, giving it an "as new" feel. The main bedroom has 2 double built-in wardrobes, an en-suite shower room with Villeroy & Bosch sanitaryware.

#### Key Features:

- Newly redecorated
- Prime location on the ground floor in Kirkeby Court
- En suite shower room
- Two private patios with views across the village green
- SieMatic/ fitted kitchen and utility room with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

#### Fees:

Monthly management fee option 2 = £593.03

Annual ground rent: £500

Annual Parking: £251.23

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%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	7.51 X 4.08	24'8 x 13'5
Kitchen	3.00 X 2.87	9'10 x 9'5
Dining Room	4.79 X 3.28	15'9 x 10'9
Master Bedroom	4.57 X 4.93	15'0 x 16'2
Bedroom 2	4.79 X 3.90	15'9 x 12'10
Terrace 1 and 2	3.70 X 1.73	12'2 x 5'8

Built in wardrobes in bedrooms have not been included in the overall dimensions.

Maximum measurements shown. All measurements are for guidance only and should not be relied upon.

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		

The graph shows this property's current and potential energy rating.



