

12 POLLARD WAY

Guide Price £350,000
(other fees apply)



It can only be Audley.



This charming and spacious two-bedroom, first floor apartment has a dual aspect and beautiful hillside views. Located close to the swale and allotments alongside all the central village amenities. The master bedroom has fitted wardrobes and an en-suite walk-in shower. Guest bedroom and separate guest bathroom alongside a fully fitted SieMatic kitchen with integrated appliances. The light and bright lounge diner has a Juliette balcony as well as French doors leading to a private balcony. Viewing is highly recommended.

Key Features

- Dual aspect lounge diner with separate Juliet balcony and French doors leading to the balcony
- Main bedroom with fitted wardrobes and an en-suite walk-in shower
- Guest bedroom with fitted wardrobes and separate guest bathroom
- Welcoming hallway with storage cupboards
- Private balcony with hillside views
- Gas central heating throughout
- Allocated car parking space available on a permit basis. Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly management fee £1,112.09

Annual ground rent £500

Parking: No parking fees apply

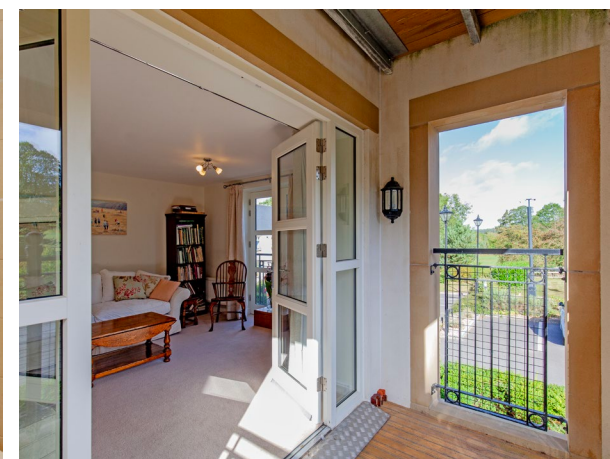
Bistro credit £97.28

Council Tax Band: C

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. 1.75% first year or part-year then 0.75% every year after, OR 1% per year or part-year up to a maximum of 15 years (15%), OR 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.
01629 733 337 stelphinssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.99m x 3.68m	16'5" x 12'1"
Kitchen	2.84m x 2.8m	9'4" x 9'2"
Main Bedroom	4.16m x 2.83m	13'8" x 9'3"
Bedroom two	3.45m x 2.56m	11'4" x 8'5"
Total SqFt	801	

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

