

13 MOWBRAY HALL

Guide Price £895,000
(other fees apply)



It can only be Audley.

A
AUDLEY
VILLAGES

A rare opportunity to purchase this stunning two-bedroom top floor apartment with stylish turrets in the lounge and beautiful views over Cooper's Hill House and the woodland beyond. Situated close to all the amenities, The Langton's restaurant, bar bistro, library, lounge & The Audley Club.

Key Features:

- Prime location on the top floor of The Clock Tower with lift access to underground car park
- En suite with walk in shower to main bedroom
- SieMatic fully fitted handleless kitchen with integrated appliances including fridge freezer, dishwasher, oven, ceramic hob, combi microwave and a washer dryer
- Corian worktops

Fees:

Monthly management fee £1,260.22

Annual ground rent £500

Parking: £628.06

Bistro credit: 15%

Council Tax Band: F

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.

Viewing by appointment with the sales office.

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PRIME LOCATION TOP FLOOR APARTMENT

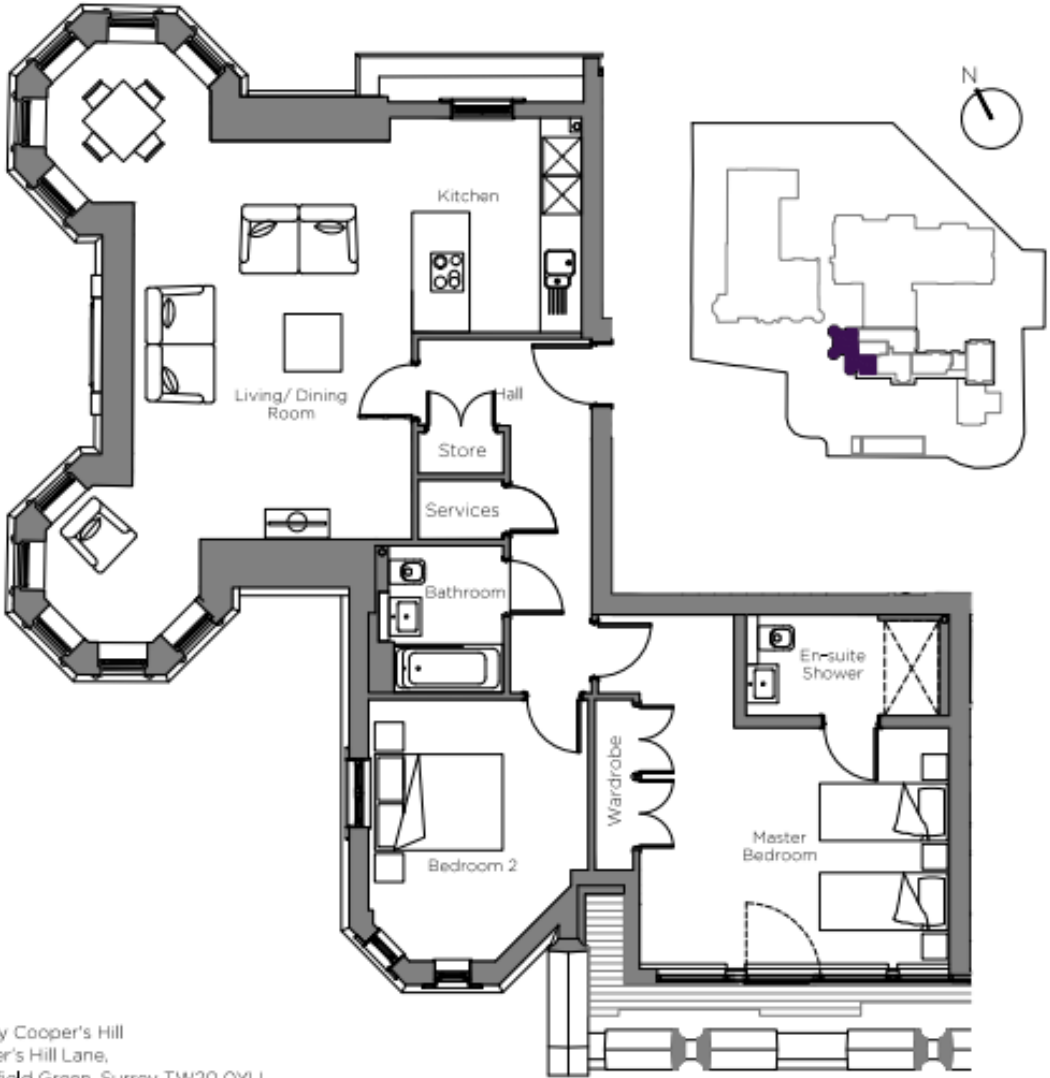


Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.22 x 4.37	20'5" x 14'4"
Kitchen	3.35 x 3.00	11'0" x 9'10"
Main Bedroom	4.84 x 3.76	15'11" x 12'4"
Bedroom two	4.09 x 3.44	13'5" x 11'3"

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Audley Cooper's Hill
Cooper's Hill Lane,
Englefield Green, Surrey TW20 0YU

