

# 18 ALEXANDER COURT

Guide Price £390,000  
(other fees apply)



*It can only be Audley.*





This charming and spacious one bedroom, ground floor apartment has a prime location, close to all the central village amenities. The property boasts a main bedroom with ensuite shower room and built in wardrobes, separate bathroom accessed via the hallway, modern kitchen with integrated appliances along with a large open plan lounge/dining room.

This property has the added benefit of a patio doors leading to a terrace.

### Key Features

- Main bedroom with en suite bathroom and fitted wardrobes
- Spacious living room with patio doors to a private terrace
- Permitted parking space
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven
- Close proximity to the visitor car park and main house facilities

### Fees

Monthly management fee £1127.52

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: 92

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 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% per year or part-year up to a maximum of 15 years (15%) charge also applies to this property.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.45 X 3.73	21'2" X 12'3"
Kitchen	2.96 X 3.01	9'8" X 9'11"
Main Bedroom	3.87 X 3.26	12'8" X 10'8"
En suite	2.60 X 2.10	8'6" X 6'10"
Terrace	3.20 X 1.95	10'6" X 6'5"

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		
89-91	B	83 B	83 B
86-88	C		
83-85	D		
80-82	E		
77-79	F		
74-76	G		





