

4 CHAMBERLAIN PLACE

Guide Price £420,000
(other fees apply)



It can only be Audley.



This spacious and inviting ground floor apartment features south facing patio doors from the open plan kitchen and living room to a private sunny terrace close to the gardens.

The main bedroom benefits from a bay window and built in wardrobes and the separate double bedroom is a flexible space which can be used as a dining room or office if required. The bathroom incorporates a full size bath and walk in wet room. The property is within easy access to St Georges House and all the facilities and is well presented throughout.

Key Features

- Prime location on the ground floor with exclusive use of private terrace and lovely views of the gardens
- Bathroom with full sized bath and separate shower
- Large open plan SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer leading to living / dining room
- 2 double bedrooms
- Good storage cupboards and car parking space available if required

Fees

Monthly management fee: Option 1 £1,112.09

Monthly management fee: Option 2 £609.06

Annual ground rent £500 Parking: £688.25

Bistro credit: £81,24 Council Tax Band: D

Tenure: Leasehold

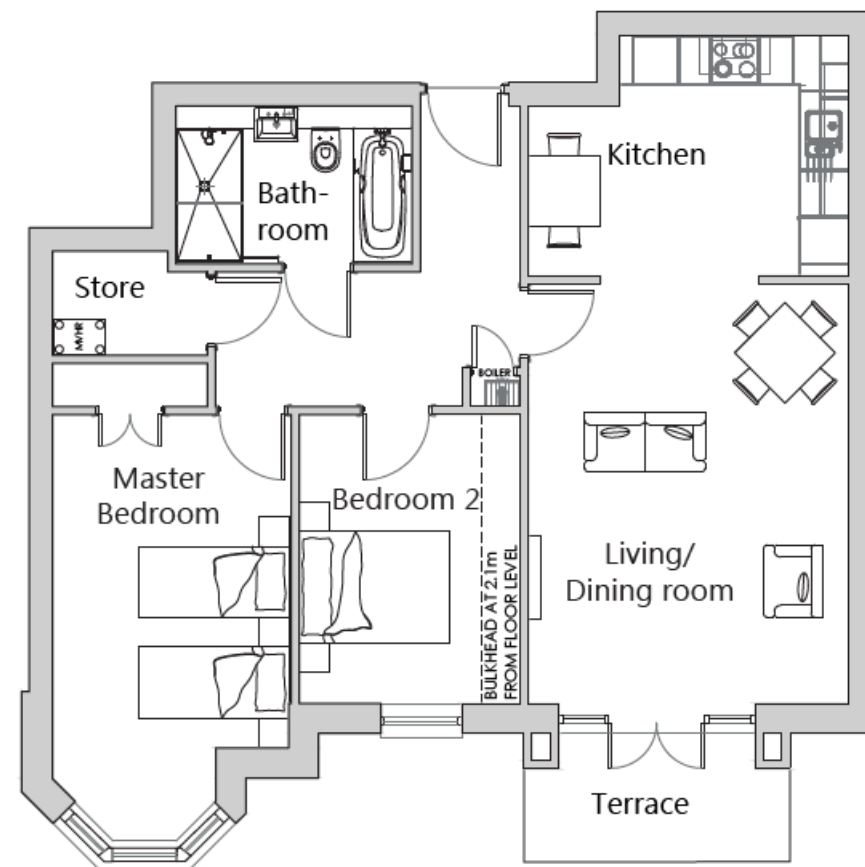
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 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%). 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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.31 X 4.06	17'5" X 13'3"
Kitchen	4.05 X 3.04	13'3" X 9'11"
Main Bedroom	6.04 X 3.02	19'10" X 9'10"
Bedroom 2	3.65 x 2.80	11'11" x 9'2"
Total Apartment Area	80.4m ²	865 ft ²



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	86 B	86 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.

