

8 CHARTER PLACE

Guide Price £825,000
(other fees apply)



It can only be Audley.



This charming and spacious ground floor apartment has a private terrace with views towards Cooper's Hill House and the landscaped grounds. Situated close to the village amenities including The Audley Club, Gym, Spa, Restaurant, Bar/Bistro, library and lounge.

Key Features

- En suite shower room to the main bedroom, and a guest bathroom
- Private terrace
- SieMatic/ fully fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, combination microwave oven, and a washer dryer
- Bespoke breakfast bar with additional fridge and freezer

Fees

Monthly management fee £1,320.66

Annual ground rent: N/A

Parking: £628.06 per annum

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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PRIVATE TERRACE WITH VIEWS OVER COOPER'S HILL HOUSE



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.98 x 4.50	19'8" x 14'9"
Kitchen	3.80 x 2.98	12'6" x 9'10"
Main Bedroom	5.87 x 3.12	19'3" x 10'3"
Bedroom two	3.82 x 2.88	12'6" x 9'6"
Terrace (approx.)	3.03 x 2.43	9'11" x 8"

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		



