

# 1 HANSARD PLACE

Guide Price £539,950  
(other fees apply)



*It can only be Audley.*





This charming and spacious two-bedroom, apartment boasts a prime location on the ground floor of Hansard Place, close to all the central village amenities. The private patio is accessed from the living/dining, with a short walk to the Leisure Club and Manor House

The bedroom has double built-in wardrobes, an en suite shower room and there is a guest WC and bathroom, both with Villeroy & Boch sanitaryware.

### Key Features

- Sought after ground floor location
- En suite shower room in the bedroom, and a guest WC/bathroom
- 2<sup>nd</sup> Bedroom/study
- SieMatic/ kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room in the bedroom, and a guest WC

### Fees

Monthly management fee £653.50

Annual ground rent: Not applicable

Parking: £251.23 per annum

Council Tax band: D

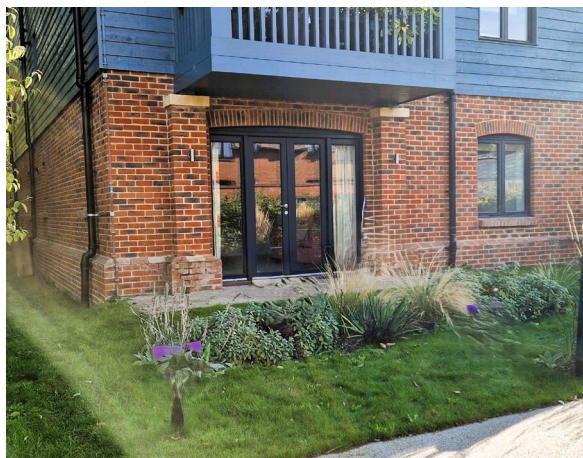
**Tenure:** 250-year Leasehold

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, please ask the sales team for more information.

Viewing by appointment with the sales office.

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ONE YEAR FREE MONTHLY MANAGEMENT FEE



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.80 X 4.58	19'0 x 15'0"
Kitchen	4.58 x 2.56	15'0 x 8'5
Main Bedroom	4.0 x 3.75	13'1 x 12'4
Bedroom two/study	3.75 x 2.6	12'4 x 8'6
Terrace	5.17 x 1.55	17'0 x 5'1

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+	<b>A</b>		
81-91	<b>B</b>	82 B	82 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

