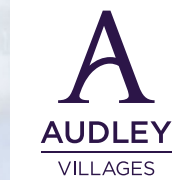


14 POLLARD WAY

Guide Price £335,000
(other fees apply)



It can only be Audley.



A Spacious two-bedroom apartment on the second floor of Pollard Way with beautiful hillside views overlooking the Darely Dale hillside. Offering a master bedroom with fitted wardrobes and an ensuite shower room. The light and bright lounge/ dining room has an open feel. A fully fitted kitchen with integrated appliances has room for a small bistro table. Located close to the swale and allotments with easy access to the main house facilities.

Key Features

- Light and bright lounge/ diner with beautiful hillside views
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Master bedroom with en suite shower and fitted wardrobes
- Second bedroom with separate guest bathroom
- Beautiful hillside views from all rooms
- Gas central heating throughout
- Allocated car parking space available on a permit basis. Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly management fee: £594.53

Annual ground rent: £500

Parking: No parking fees apply

Council Tax Band: C

Tenure: Leasehold

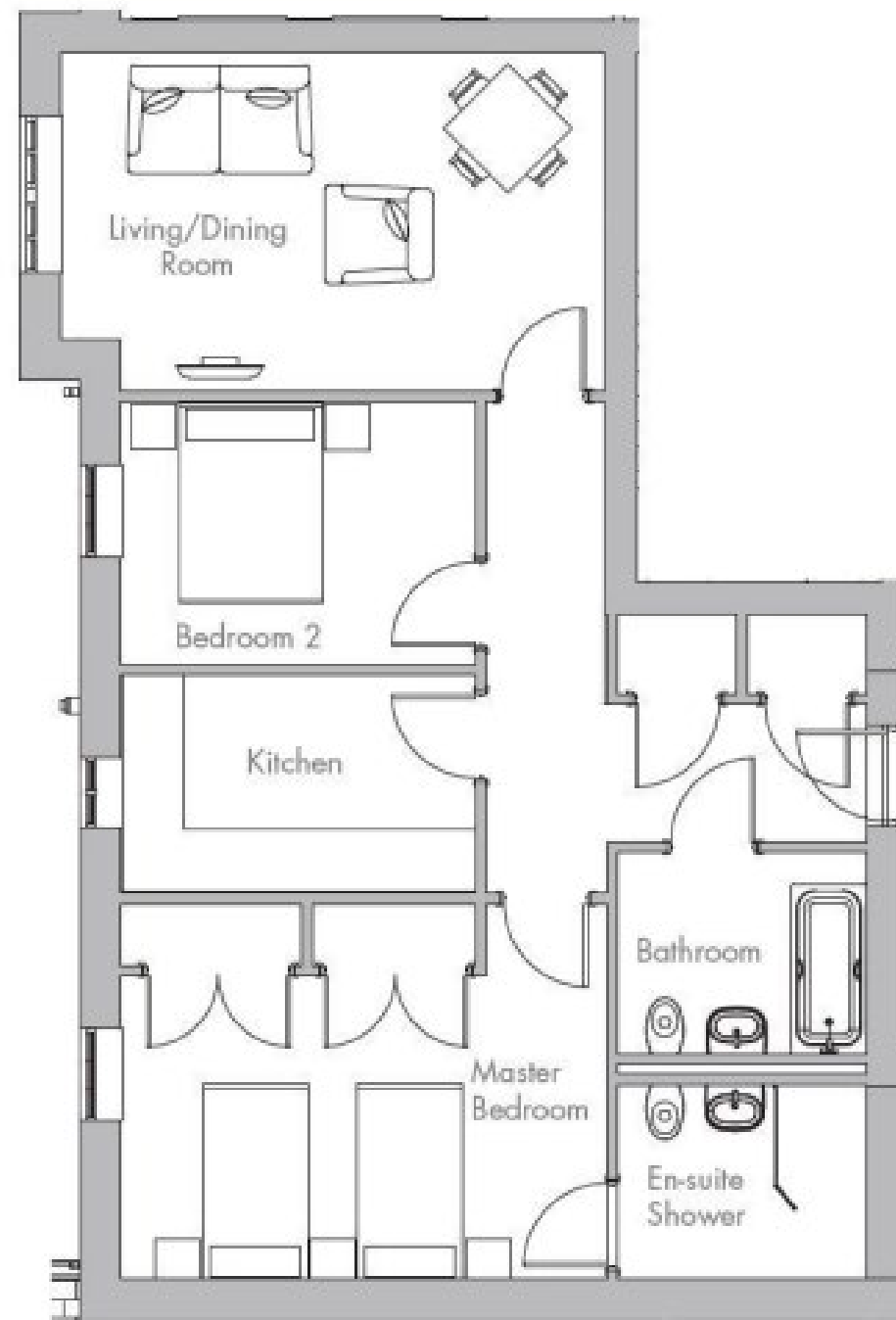
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.75% first year or part-year then 0.75% every year after, OR 1% per year or part-year up to a maximum of 15 years (15%), OR 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.
01629 733 337 stelphinssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.38m x 3.35m	17'8" x 11'
Kitchen	3.51m x 2.16m	11'6" x 7'1"
Main Bedroom	4.81m x 3.09m	15'9" x 10'2"
Bedroom two	3.51m x 2.61m	11'6" x 8'7"
Total Sqft	834	

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

