

1 Conyers View

Guide Price £440,000
(other fees apply)



It can only be Audley.



The separate kitchen in this ground floor apartment opens onto a terrace area. The living/dining space has double patio doors which open onto another terrace. The main bedroom has an en suite shower room and built-in wardrobes. There is a second bedroom and guest bathroom. Large hallway with ample storage.

Key Features:

Main bedroom with en suite bathroom

Second bedroom

Terrace

Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher, washer/dryer and microwave

Offers ample hallway storage

Fees:

Monthly management fee: £1160.97

Annual ground rent: £250

Parking: No parking fees apply

Bistro credit: 98.69

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 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. 0.75% first year or part-year then 0.25% every year after, capped at 15 years OR 1% per year or part-year up to a maximum of 15 years (15%), option dependant on property, as per the lease.

Viewing by appointment with the sales office.

01943 498 248 clevedonsales@audleyvillages.co.uk



Internal Measurements	Metric (mm)	Imperial (ft)
Living room / Dining room	5860 x 4141	19'3" x 13'7"
Kitchen	3804 x 2808	12'6" x 9'3"
Main Bedroom	4550 x 3752	14'11" x 12'4"
Bedroom Two	3328 x 3048	10'11" x 10'0"

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



