

27 WALTON COTTAGE

Guide Price £450,000
(other fees apply)



It can only be Audley.



This spacious and inviting 2 bedroom cottage features a bright, sunny living / dining room with patio doors leading to a private terrace, close to the main gardens. Downstairs there is a spacious cloakroom with wet room and a Siematic Kitchen with Neff and Bosch appliances.

The main bedroom benefits from built in wardrobes and the second double bedroom is a flexible space which can be used as an office if required. The bathroom is accessed from both bedrooms.

The cottage is well presented throughout with new carpets and there is a parking space available if required.

Easy access to Binswood Hall and the village facilities.

Key Features:

- Rare opportunity to purchase a cottage at Audley Binswood - excellent condition throughout, newly decorated and complete with curtains and blinds
- Featuring Villeroy & Boch sanitaryware in the main bathroom and downstairs cloakroom
- Modern Siematic kitchen with Neff Oven, Microwave, Fridge Freezer, Dishwasher and Bosch Washer Dryer
- Car parking space available if required

Fees:

Monthly management fee: £1,158.03

Annual ground rent: £500

Parking: 145.36

Bistro credit: £85.79

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% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office.

01926 339 484 binswoodsales@audleyvillages.co.uk



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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.

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.43 x 3.75 X 4.05	14'6" x 12'4"
Kitchen	3.75 X 2.73	12'4" x 9'
Main Bedroom	4.07 X 3.10	13'4" x 10'2"
Bedroom Two	3.75 X 2.73	12'04" x 9'
Sq Ft Excluding Cloakroom and Terrace		838

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.



