

4 KENNEDY COURT

Guide Price £400,000
(other fees apply)



It can only be Audley.



This charming and spacious two-bedroom, ground floor apartment has a dual aspect with beautiful westerly views over the swale and allotments. The wide hallway has ample storage and leads through to the lounge and main bedroom. A sizable lounge with French doors opening on to the private terrace alongside a second terrace area to enjoy also. The SieMatic kitchen has integrated appliances and there is ample room for a Bistro table. The main bedroom has double built-in wardrobes, and an en-suite shower room. There is also a guest bathroom, both with Villeroy & Boch sanitaryware.

Key Features

- Main bedroom with fitted wardrobes and en-suite shower room
- Guest bedroom and separate bathroom
- Spacious hallway with storage cupboards
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Two private terrace areas with hillside views to enjoy
- Gas central heating and electrical cooking
- 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 £1,075.45

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £97.20

Council Tax Band: D

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, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.48 x 4.25	21'3" x 13'9"
Kitchen	3.73 x 2.70	12'3" x 8'9"
Main Bedroom	3.85 x 2.83	12'7" x 9'3"
Bedroom two	3.73 x 2.88	12'3" x 9'5"
Balcony	2.33 x 1.51	7'7" x 4'9"

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



