

## 6 THE STABLES

Guide Price £575,000  
(other fees apply)



*It can only be Audley.*





This charming and spacious three bedroom property has a prime location in The Stables courtyard close to all the central village amenities.

The ground floor boasts a spacious entrance hall, large lounge/dining room, a shower room and kitchen with integrated appliances.

The first floor consists of a large main bedroom, which has built-in wardrobes, a large second bedroom, a guest room/study, and a bathroom with access from the main bedroom and the hallway.

### Key Features

- Two large bedrooms one with fitted wardrobes and access to the bathroom.
- Third bedroom/study on the first floor.
- Permitted allocated parking space and convenient access to Mote House.
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washing machine.
- Downstairs Shower room as well as an upstairs bathroom.
- Outdoor Space for a table and chairs as well as room for potted plants.

### Fees

Monthly management fee £1127.52

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £92

Council Tax Band: F

**Tenure:** Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management 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%) charge also applies to this property.

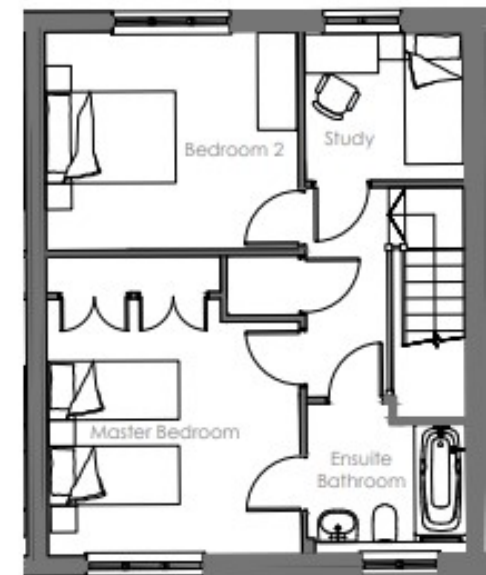
Viewing by appointment with the sales office.

01622 737 279    [motesales@audleyvillages.co.uk](mailto:motesales@audleyvillages.co.uk)





Ground Floor



First Floor

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.41 X 3.90	21' X 12'9"
Kitchen	4.01 X 2.41	13'2" X 7'11"
Main Bedroom	3.93 X 3.91	12'11" X 12'10"
Bedroom two	3.88 X 3.35	12'9" X 11'
Study/guest bedroom	2.46 X 2.31	8'1" X 7'7"

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.

