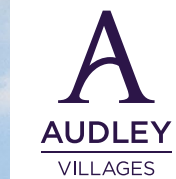


7 MOWBRAY HALL

Guide Price £929,500
(other fees apply)



It can only be Audley.



A rare opportunity to purchase this stunning two-bedroom second floor apartment with original turrets forming part of the spacious lounge, creating potential for a unique study and dining room space that boasts beautiful views across the woodland. Situated within the original Clock Tower, the apartment is close to all amenities including The Langton's restaurant, bar bistro, library, lounge & Audley Club.

Key Features

- Prime location on the second floor of The Clock Tower with lift access to an underground car park
- Generous balcony accessed via the kitchen
- En suite with walk in shower to main bedroom
- SieMatic fully fitted handless kitchen with integrated appliances including fridge freezer, dishwasher, oven, ceramic hob, combi microwave and a washer dryer
- Corian worktops
- Additional bespoke wardrobes to the main bedroom

Fees

Monthly management fee £1370.36

Annual ground rent £500

Parking: £628.06 per annum

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 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. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee.

Viewing by appointment with the sales office.

01753 201 305 coopersales@audleyvillages.co.uk

Stunning second floor apartment

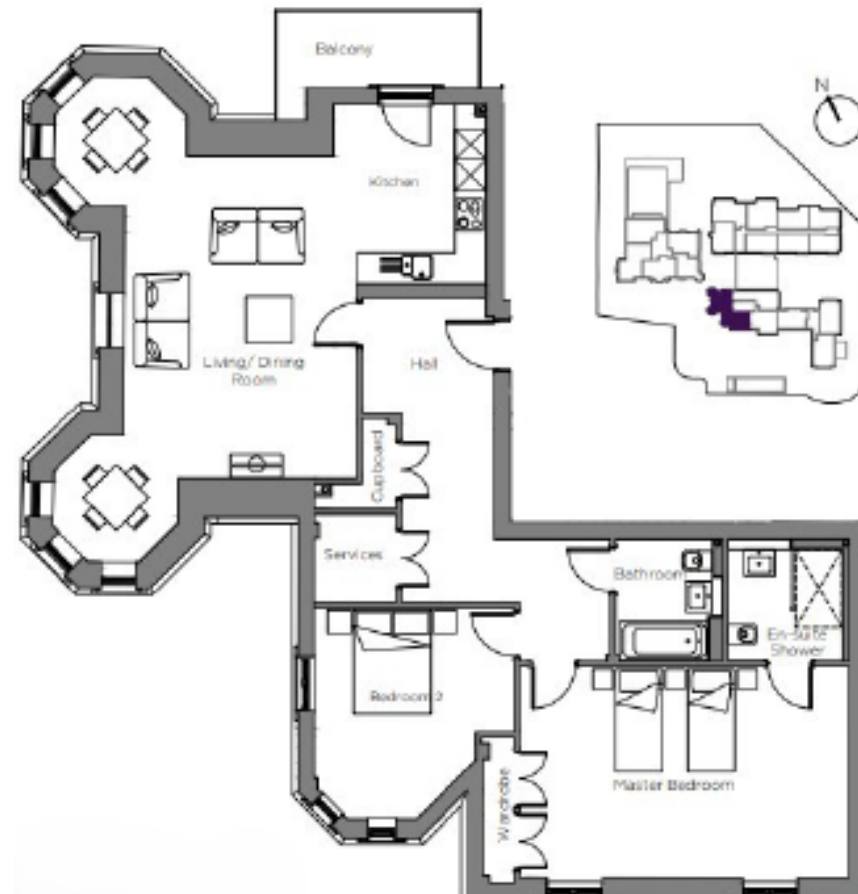


Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.22 x 4.51	20'5" X 14'10"
Kitchen	3.48 x 2.96	11'5" x 9'8"
Main Bedroom	6.39 x 4.09	21'0" x 13'5"
Bedroom two	4.09 x 3.87	13'5" x 12'8"
Balcony	3.90 x 1.50	12'10" x 4'11"

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Audley Cooper's Hill

Englefield Green, Surrey TW20 0YU

www.audleyvillages.co.uk

01753 201 305