

8 Kirkeby Court

Guide Price £579,950
(other fees apply)



It can only be Audley.



This beautifully designed two-bedroom apartment offers contemporary comfort and practicality within the peaceful surroundings of Stanbridge Earls Retirement Village.

Thoughtfully laid out, the home provides elegant living spaces, modern conveniences, and private outdoor relaxation. The main bedroom has double built-in wardrobes, an ensuite shower room and there is a guest WC, both with Villeroy & Boch sanitaryware.

Key Features:

- Prime location on the ground floor
- En suite shower room in the bedroom, and a guest WC
- Private terrace with garden views
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Fees:

Monthly management fee £653.50

Annual ground rent £0

Parking: £251.23

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. 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%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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ONE YEAR FREE MONTHLY MANAGEMENT FEE



Internal Measurements

Living room / Kitchen

Metric (m)

6.58 x 6.23

Imperial (ft)

21'7 x 20'5

Main Bedroom

5.39 x 3.51

17'8 x 11'6

Bedroom two

4.19 x 2.76

13'9 x 9'11

Terrace

4.50 x 1.84

14'9 x 6'0

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	Poten
92+	A		
81-91	B	84 B	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



