

9 GATEHOUSE LODGE

Guide Price £420,000
(other fees apply)



It can only be Audley.



This charming and spacious two bedroom first floor apartment has a prime location in the village, being only a short distance away from Mote House and all the central village amenities.

The property features a spacious main bedroom with built-in double wardrobes, a modern bathroom with a separate bath and shower, and a large living and dining area. The well-equipped kitchen includes a built-in oven, microwave, hob, washing machine, and dishwasher. There is also a second bedroom, perfect for guests or as a home office.

Key Features

- Prime location close to mote house with lift access
- Fitted kitchen including fridge freezer, washing machine, microwave and dishwasher.
- Large lounge/dining room
- Bath and separate shower
- Permitted allocated parking space

Fees

Monthly management fee £1226.07

Annual ground rent £100

Parking: No parking fees apply

Council Tax Band: E

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.

01622 737 279 motesales@audleyvillages.co.uk

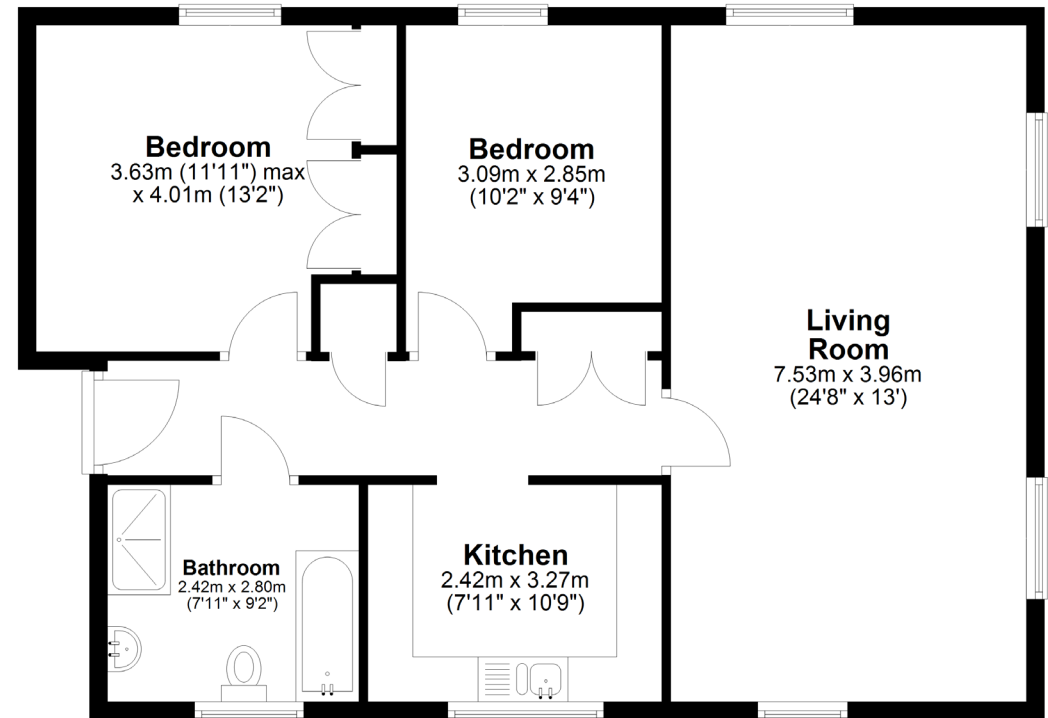


Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	7.53 X 3.96	24'8 X 13'
Kitchen	2.42 X 3.27	7'11" X 10'9"
Main Bedroom	3.63 X 4.01	11'11" X 13'2"
Bedroom two	3.09 X 2.85	10'2" X 9'4"
Bathroom	2.42 X 2.80	7'1" X 9'2"

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor
Approx. 79.9 sq. metres (859.8 sq. feet)

