

2 WALTON COURT

Guide Price £420,000
(other fees apply)



It can only be Audley.

This well laid out ground floor apartment features a bright, sunny living / dining room with patio doors leading to a private enclosed terrace, close to the main gardens. The Siematic Kitchen is equipped with Neff and Bosch appliances including a washer/dryer, microwave/oven/grill and full size oven, dishwasher and fridge freezer.

The main bedroom benefits from built in wardrobes and the second double bedroom is a flexible space which can be used as an office if required.

There is an ensuite wetroom with the main bedroom and a separate guest bathroom. The apartment is well presented throughout with new carpets and there is a parking space available if required. Easy access to Binswood Hall and the facilities.

Key Features:

- Excellent condition throughout, newly decorated and fitted with new carpets throughout
- Featuring Villeroy & Boch sanitaryware in the main bathroom and ensuite wetroom
- Modern Siematic kitchen with Neff Oven, Microwave, Fridge Freezer, Dishwasher and Bosch Washer Dryer
- Car parking space available if required

Fees

Monthly management fee £1,158.03

Annual ground rent £500

Parking: 145.36.

Bistro credit: £85.79

Council Tax Band: C 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.

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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		

The graph shows this property's current and potential energy rating.

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.90 x 3.64	16'1" x 11'11"
Kitchen	3.64 X 2.24	11'11" x 7'4"
Main Bedroom	4.08 X 3.80	13'4" x 12'5"
Bedroom Two	3.34 X 2.83	10'11" x 9'3"
Terrace	3.50 x 1.28	11'6" x 4'2"
Sq Ft excluding Terrace	803	

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.



