

3 Gatehouse Lodge

Guide Price £440,000
(other fees apply)



It can only be Audley.



This charming and spacious two bedroom, ground floor apartment has a prime location adjacent to Mote House. Benefitting from being close to village amenities the property comprises of two bedrooms, a bathroom with separate shower, a fitted kitchen, a generously sized lounge/dining room as well as two separate patio areas.

Key Features

- Close to main house amenities
- Views across Mote Park
- Main bedroom has two built in double wardrobes
- Two separate patio areas
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and washer/dryer
- multi aspect generously sized lounge/dining room
- Permitted allocated parking space
- New boiler installed

Fees

Monthly management fee £1127.52

Annual ground rent £100

Parking: No parking fees apply

Bistro credit: £92

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	7.55 X 3.80	24'8" X 12'5"
Kitchen	3.30 X 2.40	10'8" X 7'09"
Main Bedroom	3.90 X 3.65	12'8" X 11'10"
Bedroom two	3.65 X 2.75	11'10" X 9'0"

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



