

10 SMYTH COURT

Guide Price £549,995
(other fees apply)



It can only be Audley.



This two-bedroom apartment offers a generous living and dining area featuring a charming bay window with a Juliet balcony overlooking the village. The main bedroom includes fitted wardrobes and an ensuite with a walk-in shower, while the second bedroom is served by a separate bathroom accessed from the spacious hallway.

Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Juliet Balcony to living/dining room, main bedroom and second bedroom
- Main bedroom with ensuite & fitted wardrobes
- Separate Bathroom
- Villeroy & Boch sanitaryware
- Access to the Audley Club
- Guest Suite Available

Fees

Monthly management fee £699.73

Annual ground rent £0

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. 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, option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.91 X 4.36	16'1" X 14'4"
Kitchen	4.91 X 2.53	16'1" X 8'3"
Main Bedroom	4.28 X 2.95	14'1" X 9'8"
Bedroom two	3.14 X 2.90	10'4" X 9'8"

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



