

11 BEECH COURT

Guide Price £260,000
(other fees apply)



It can only be Audley.



This charming one-bedroom apartment is situated on the second floor of Beech Court, conveniently close to the main house with all its amenities just a short distance away. Recently redecorated throughout, the apartment is beautifully presented and offered with vacant possession.

The bedroom features double built-in wardrobes and a lovely Juliet balcony. In addition, there is a guest suite nearby for visiting friends and family to enjoy.

Key Features

- Prime location on the second floor of Beech Court with lift access
- Lounge-diner also with Juliet balcony
- Gas central heating and uPVC double glazing
- Fitted kitchen with dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite wet room in the bathroom, and WC
- Parking nearby
- Recently redecorated throughout

Fees

Monthly management fee £1184.12

Annual ground rent £200

Parking: No parking fees apply

Council Tax Band: C

Tenure: Leasehold

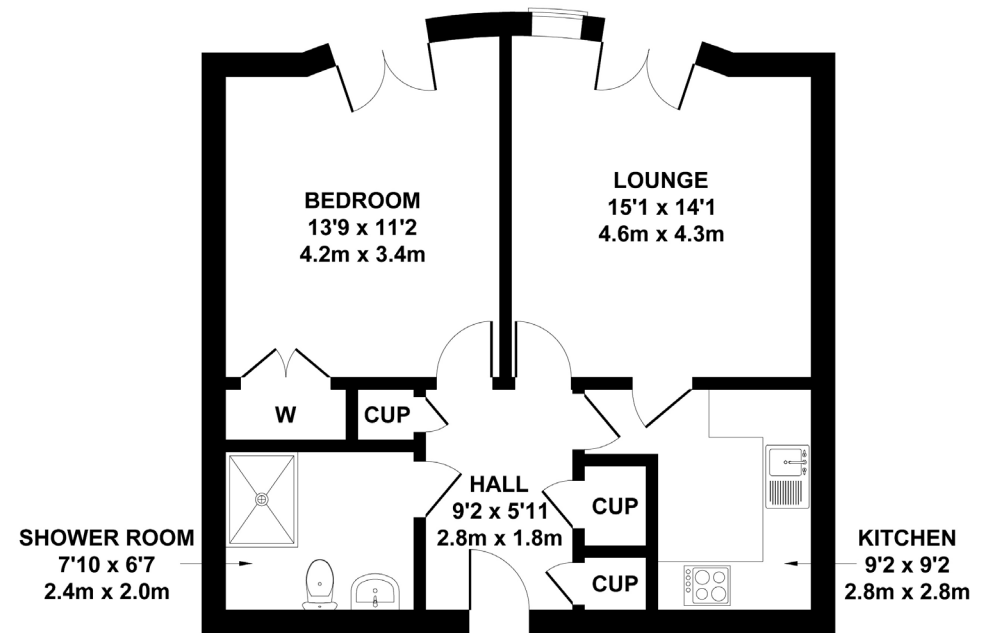
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.5% per year of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 5.

Viewing by appointment with the sales office.

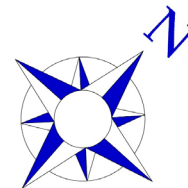
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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.6 x 4.3	15'1" x 14'1"
Kitchen	2.8 x 2.8	9'2" x 9'2"
Main Bedroom	4.2 x 3.4	13'9" x 11'2"
Hall	2.8 x 1.8	9'2" x 5'11"
Shower/Wet Room	2.4 x 2.0	7'10" x 6'7"



APPROX. FLOOR
AREA 543 SQ.FT.
(50.4 SQ.M.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

