21 BEECH COURT

Guide Price £410,000
(other fees apply)

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It can only be Audley.

AUDLEY VILLAGES

This charming and spacious south-facing two-bedroom apartment has a prime location on the third floor of the Beech Court, close to all the central village amenities. The lounge-dining room & main bedroom have access to the balcony, with pleasant views over the landscaped gardens of Willicombe Park

The main bedroom has an ensuite and a dressing room with built in wardrobes. The kitchen is complete with additional utility room.

Key Features

- Prime location on the third floor in the main house, with lift access nearby.
- En suite shower room in the bedroom, and a guest WC
- Private balcony with outstanding views over the grounds and pagoda.
- Kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer in the utility room
- Further shower room off the hallway, with guest WC

Fees
Monthly management fee £1,225.82
Annual ground rent £200
Parking: No parking fees apply
Council Tax Band: D
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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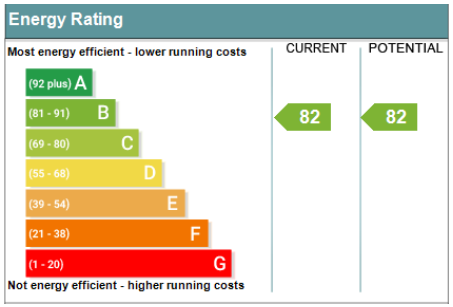
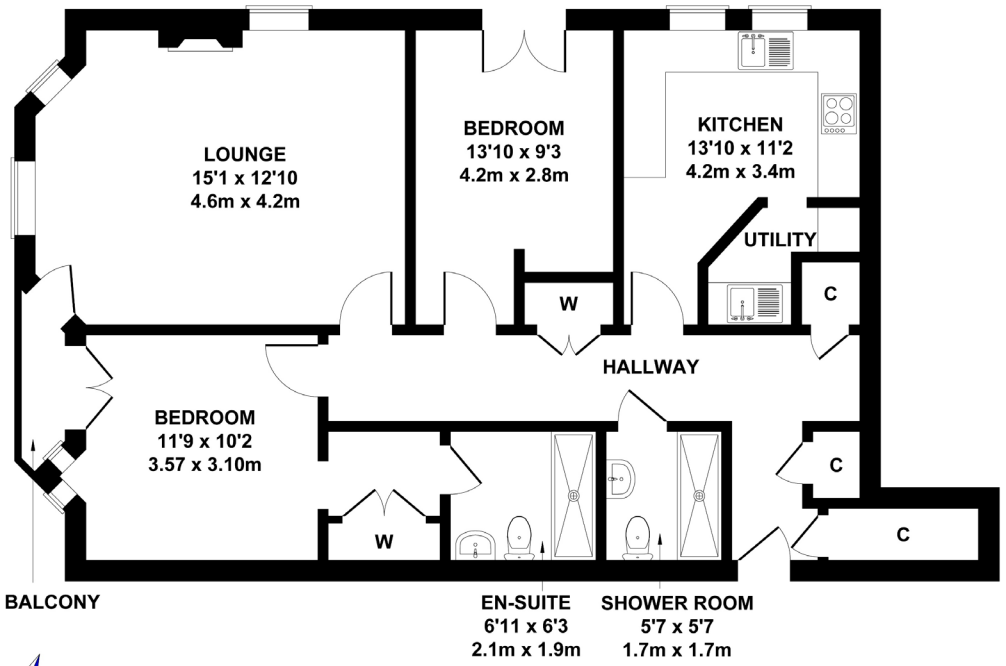
	Metric (m)	Imperial (ft)
Living room / Dining room	4.6 x 4.2	15’1” x 12’10”
Kitchen	4.2 x 3.4	13’10” x 11’2”
Main Bedroom	3.5 x 3.1	11’6” x 10’2”
Bedroom two	3.5 x 3.1	11’9” x 10’2”
Shower room	1.7 x 1.7	5’7” x 5’7”

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.





APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.

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