28 GABRIEL PLACE

Guide Price £470,000
(other fees apply)

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It can only be Audley.

AUDLEY VILLAGES

This beautifully presented, spacious, light, bright, sunny apartment is located on the first floor and features patio doors from the living / dining room to a private terrace overlooking a roof top garden. Located in Gabriel Place with linked internal access to the car park and all communal facilities.

The main bedroom benefits from a walk in wardrobe and an ensuite wet room and there is a second double bedroom. The guest bathroom incorporates a full size bath. The well equipped kitchen benefits from a sliding pocket door to the living room. The property is within easy access to St Georges House and all the facilities and is well presented throughout.

Key Features

- Prime location on the first floor of Gabriel Place with exclusive use of west facing private terrace
- Ensuite and separate Bathroom with full sized bath
- Large SieMatic kitchen with integrated appliances - fridge freezer, dishwasher, oven, induction hob, microwave oven, washer dryer
- 2 double bedrooms main with fitted wardrobes and ensuite
- Good storage cupboards and car parking space available

Fees

Monthly management fee: Option 1 £1,227.85
Option 2 £662.29
Annual ground rent £500
Parking: £688.25
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. 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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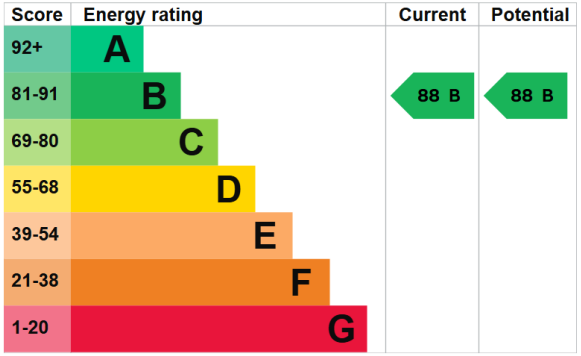
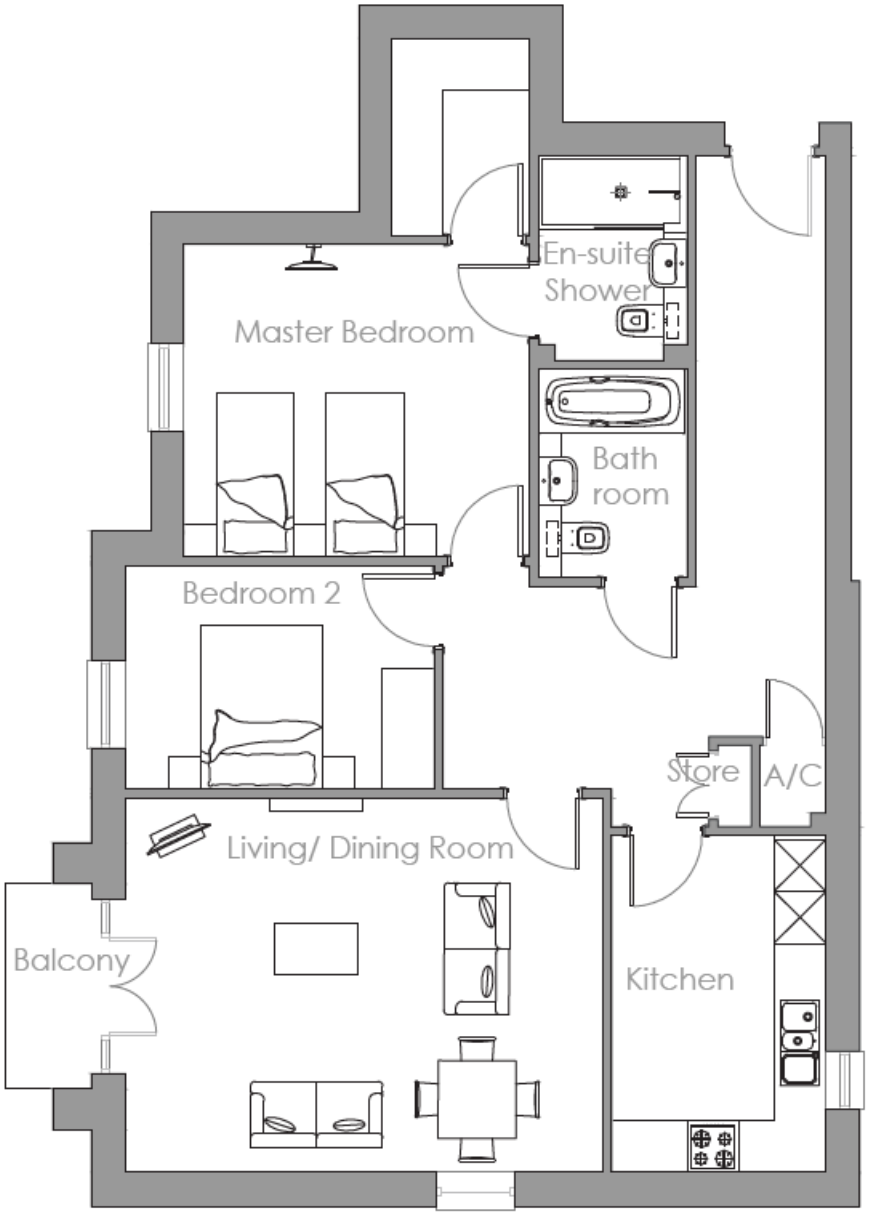
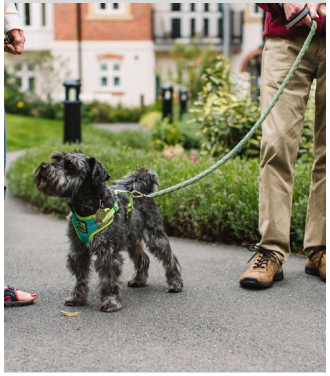
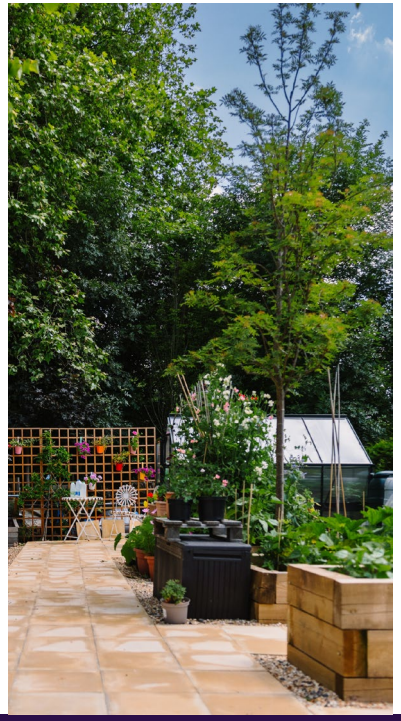
Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.53 X 4.33	18’1"X 14’2"
Kitchen	3.90 X 2.48	12’9" X 8’1"
Main Bedroom	4.0 X 3.61	13’1" X 11’10"
Bedroom 2	3.57 x 2.59	11’8” x 8’6”
Total Apartment Area		988 ft^2

The Balcony and 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.