

## 3 Robinson Court

Guide Price £410,000  
(other fees apply)



*It can only be Audley.*

**A**  
**AUDLEY**  
VILLAGES

This charming and spacious south facing two-bedroom apartment has a prime location on the ground floor of Robinson Court. With easy access to the main house facilities, terrace area and croquet lawn. Boasting a spacious lounge diner with French doors leading to one of two private terrace areas. A fully fitted SieMatic kitchen with integrated appliances has room for a bistro table. The main bedroom has fitted wardrobes, an ensuite walk in shower room and access to the second terrace. There is a separate guest bathroom, and the second bedroom also has access to the second terrace area.

### Key Features

- Welcoming entrance hall with storage cupboard
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, washer dryer, electric hob, microwave combination oven and fan assisted oven
- Two private south facing terrace areas to enjoy
- Electric underfloor heating throughout
- Allocated parking space available on a permit basis. Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car.

### Fees

Monthly management fee: £1,072.26

Annual ground rent: £250

Parking: No parking fees apply

Bistro credit: £97.28

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. 1.75% first year or part-year then 0.75% every year after, OR 1% per year or part-year up to a maximum of 15 years (15%), OR 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

01629 733 337 [stelphinssales@audleyvillages.co.uk](mailto:stelphinssales@audleyvillages.co.uk)



### Internal Measurements

**Metric (m) Imperial (ft)**

|                           |               |               |
|---------------------------|---------------|---------------|
| Living room / Dining room | 4.10m x 6.15m | 13'5" x 20'2" |
| Kitchen                   | 3.30m X 2.40m | 10'9" x 7'10" |
| Main Bedroom              | 2.80m x 4.95m | 9'2" x 16'2"  |
| Bedroom two               | 2.85m x 4.95m | 9'4" x 11'9"  |
| Total Sqft                | 931           |               |

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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 85 B    | 85 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |



