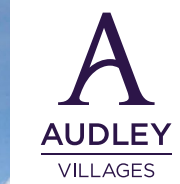


## 3 Robinson Court

£410,000  
(other fees apply)



*It can only be Audley.*



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. A spacious lounge diner with French doors leads 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, washing machine, electric hob, microwave combination oven and fan-assisted oven
- Master bedroom with ensuite shower and fitted wardrobes
- Second bedroom with a separate guest bathroom
- Spacious lounge diner with French doors leading to the terrace
- Two private south-facing terrace areas to enjoy with easy access to the main house facilities and croquet lawn.
- 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: £1,165.98

Annual ground rent: £250

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. 1.75% 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. Some photos of this property have been virtually staged for illustrative purposes. Furnishings have been digitally added and are not included in the 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		

