

# 1 CHAMBERS COURT

Guide Price £870,000  
(other fees apply)



*It can only be Audley.*



This bright and sunny ground-floor two double bedroom apartment in Chambers Court offers elegant, modern living with comfort and style. The main bedroom features an en suite shower room and fitted wardrobes, while the second bedroom is spacious and versatile. The contemporary kitchen boasts integrated Neff appliances and Corian worktops, and the light-filled living room opens onto a private south-east facing patio, perfect for relaxing or entertaining in the sunshine. A beautifully designed home, combining luxury, practicality, and charm.

Some Key Features:

- Terrace accessible from the living/dining room
- SieMatic fitted kitchen featuring integrated appliances comprising electric fan oven, microwave grill, fridge freezer, dishwasher, washer dryer and ceramic halogen hob
- Ground floor south-east facing apartment
- En suite and guest bathroom with Villeroy & Boch sanitaryware
- Open plan layout in the kitchen/living/dining room
- Membership to the Audley Club

### Fees

Monthly management fee: Option 1: £1,448.16 Option 2: £1018.81 Option 3: £720.44

Parking: £1,000 per annum

Council Tax Band: E

**Tenure:** Leasehold

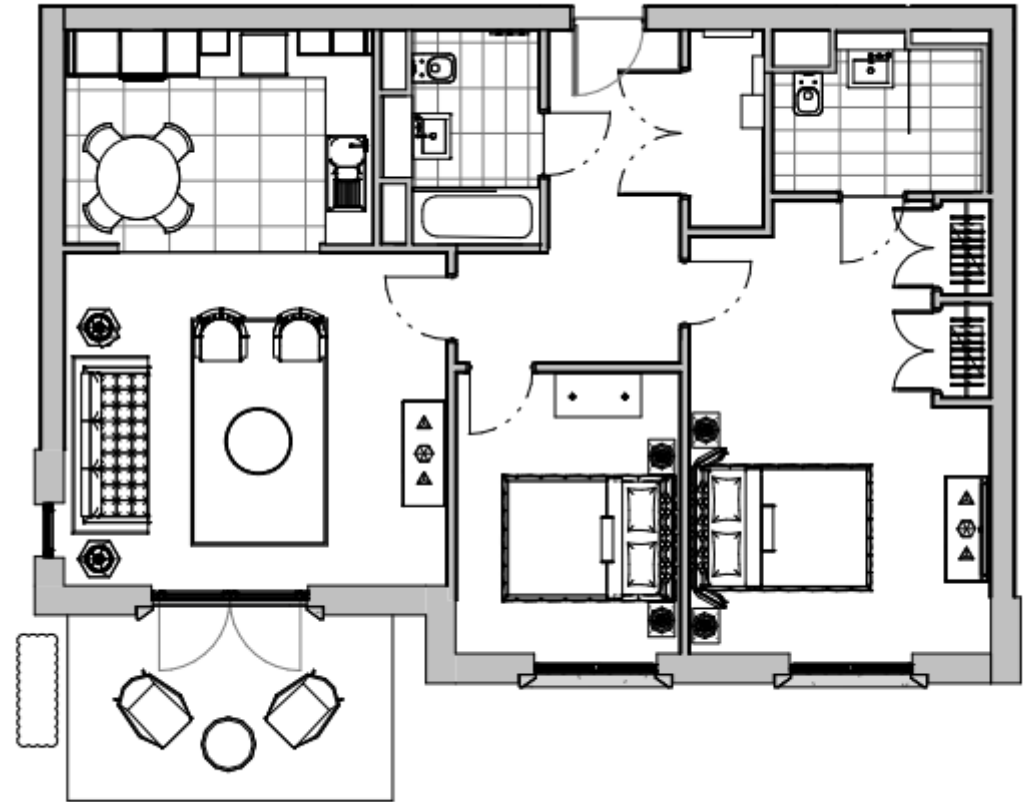
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 2% per year or part-year up to a maximum of 14 years (28%). Option 2: 3% per year or part-year up to a maximum of 10 years (28%). Option 3: 4% per year or part-year up to a maximum of 7 years (28%). Options 1-3 correspond to Options 1-3 for the Monthly Management Fee.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.45 X 5.07	14'7" x 16'8"
Kitchen	2.84 X 4.09	9'4" x 13'5"
Main Bedroom	5.99 X 4.00	19'8" x 13'1"
Bedroom two	3.73 X 2.98	12'3" x 9'9"
Terrace	2.45 X 4.30	8'0" x 14'1"



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

