

11 WALTON COURT

THREE BEDROOM APARTMENT

Guide Price £620,000
(other fees apply)



It can only be Audley.



This impressive three-bedroom penthouse apartment offers generous living space and the rare benefit of its own private lift access, providing both convenience and exclusivity.

The apartment features a spacious living and dining area, ideal for both everyday living and entertaining. A separate, fully equipped SieMatic kitchen includes high-quality integrated appliances: a Bosch washer/dryer, Neff fridge freezer, microwave oven grill, and a full-size oven with the popular *hide and slide* feature, as well as a full-size dishwasher.

Recently recarpeted and repainted throughout, the property is presented in excellent condition. The accommodation comprises two well-proportioned double bedrooms and one single bedroom. The main bedroom benefits from a modern en-suite wet room, while a large guest bathroom serves the remaining bedrooms.

Additional features include a large storage cupboard, and the availability of a car parking space.

This penthouse apartment combines space, quality finishes, and practical living.

Property specifications

- Living / Dining Room
- Luxury SieMatic kitchen with integrated Neff and Bosch appliances
- Two double and one single bedroom - main bedroom with fitted wardrobes and Ensuite Wet room
- Recently decorated and new carpets throughout
- Leasehold property

Fees

Monthly management: ££1158.03

Annual ground rent: £500

Monthly bistro credit: £85.79

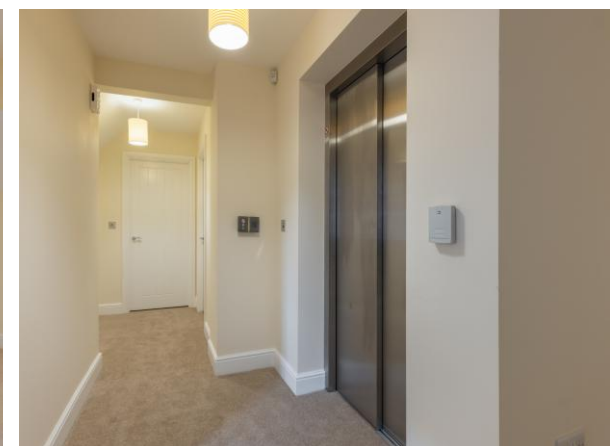
Council Tax Band: C

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% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office

01926 339484 binswoodsales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.54 x 5.35	21'5" x 17'7"
Kitchen	3.63 x 2.76	11'11" x 9'1"
Main Bedroom	4.66 x 2.77	15'3" x 9'1"
Bedroom 2	3.36 x 2.65	11'0" x 8'8"
Bedroom 3 / Study	2.97 x 2.55	9'9" x 8'4"
Total Square Footage	1,235	

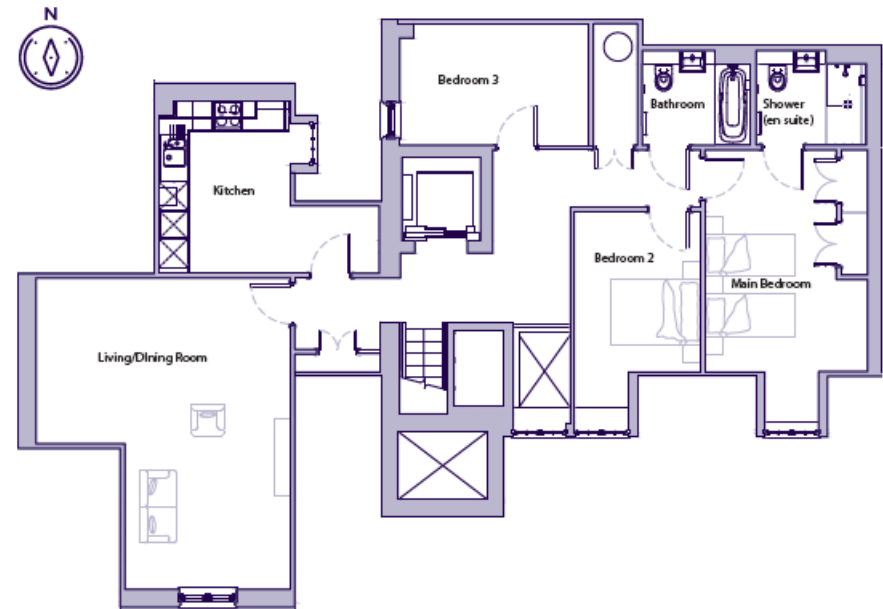
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



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.

