



2 GLOUCESTER CRESCENT

Guide Price £825,000
(other fees apply)



It can only be Audley.



This beautifully appointed and spacious two bedroom, ground floor apartment offers two terraces, one enjoying all day sunshine and the other with views over woodland. The kitchen provides ample dining space and both ensuite and guest bathroom are of generous proportions.

Key Features

- Ground floor with front and rear terrace
- En suite shower room to principal bedroom
- SieMatic fully fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Fees

Monthly management fee £641.64

Parking: parking fees apply

Council Tax Band: F

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.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.89 x 4.00	16'0 x 13'1
Kitchen	4.08 x 3.31	13'5 x 10'10
Main Bedroom	4.12 x 3.81	13'6 x 12'6
Bedroom two	3.48 x 3.14	11'5 x 10'4
Front Terrace (approx.)	4.20 x 2.40	13'9 x 7'10
Terrace 2 (approx.)	3.60 x 1.50	11'10 x 4'11



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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

