

23 Garden Walk

Guide Price £625,000
(other fees apply)



It can only be Audley.



This charming and spacious two bedroom cottage has a prime location being one of 24 cottages within the private and landscaped walled garden.

The ground floor includes a generous lounge, dining room, kitchen, and downstairs shower room as well as having access to the large rear south facing patio area.

The first floor encompasses two double bedrooms with the main bedroom boasting an ensuite bathroom with separate shower, the second bedroom also has an ensuite shower room.

Key Features

- Private walled garden location
- Both bedrooms benefit from ensuite facilities
- Downstairs shower room
- Fitted kitchen with integrated fridge/freezer, washing machine, dishwasher, microwave, oven and hob
- Large rear south facing patio
- Allocated permitted parking space

Fees

Monthly management fee £1154.07

Annual ground rent £250

Parking: No 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. 1% per year or part-year up to a maximum of 15 years (15%).

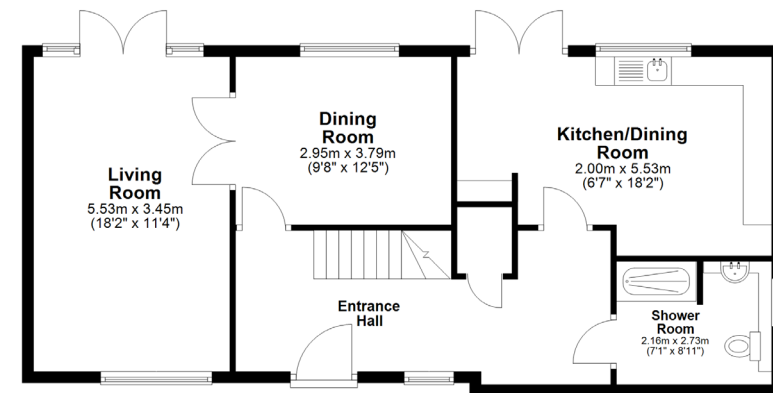
Viewing by appointment with the sales office.

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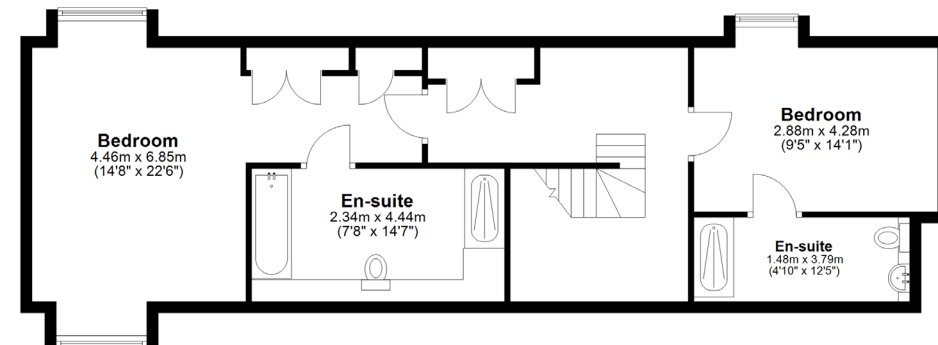
Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



First Floor

Approx. 72.3 sq. metres (778.0 sq. feet)



Internal Measurements	Metric (m)	Imperial (ft)
Living Room	5.53 X 3.45	18'2" X 11'4"
Dining Room	2.95 X 3.79	9'8" X 12'5"
Kitchen	2.00 X 5.53	6'7" X 18'2"
Bedroom One	4.46 X 6.85	14'8" X 22'6"
Bedroom Two	2.88 X 4.28	9'5" 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	81 B	88
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

