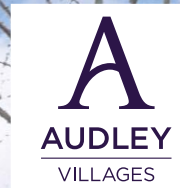


3 OSBORNE PLACE

Guide Price £695,000
(other fees apply)



It can only be Audley.



This sought after, south facing, ground floor apartment has a prime location close to the Main House with all the central village amenities including bistro, restaurant, pool and health club. Newly decorated and in move-in condition with a south facing terrace. The terrace is accessed from the living/dining room via patio doors. SieMatic kitchen with integrated appliances which include fridge/freezer, dishwasher, oven, hob, microwave and washer/dryer.

The main bedroom has double built-in wardrobes, an en suite shower room and there is a guest WC, both with Villeroy & Boch sanitaryware.

Key Features:

- Prime location near the main house
- En suite shower room in main bedroom, and a guest bathroom
- Private terrace, south facing
- En suite shower room in the bedroom, and a guest WC
- Allocated parking space
- Guest Suite for visitor use (subject to costs and availability)

Fees

Monthly management fee £1274.25

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £82.21

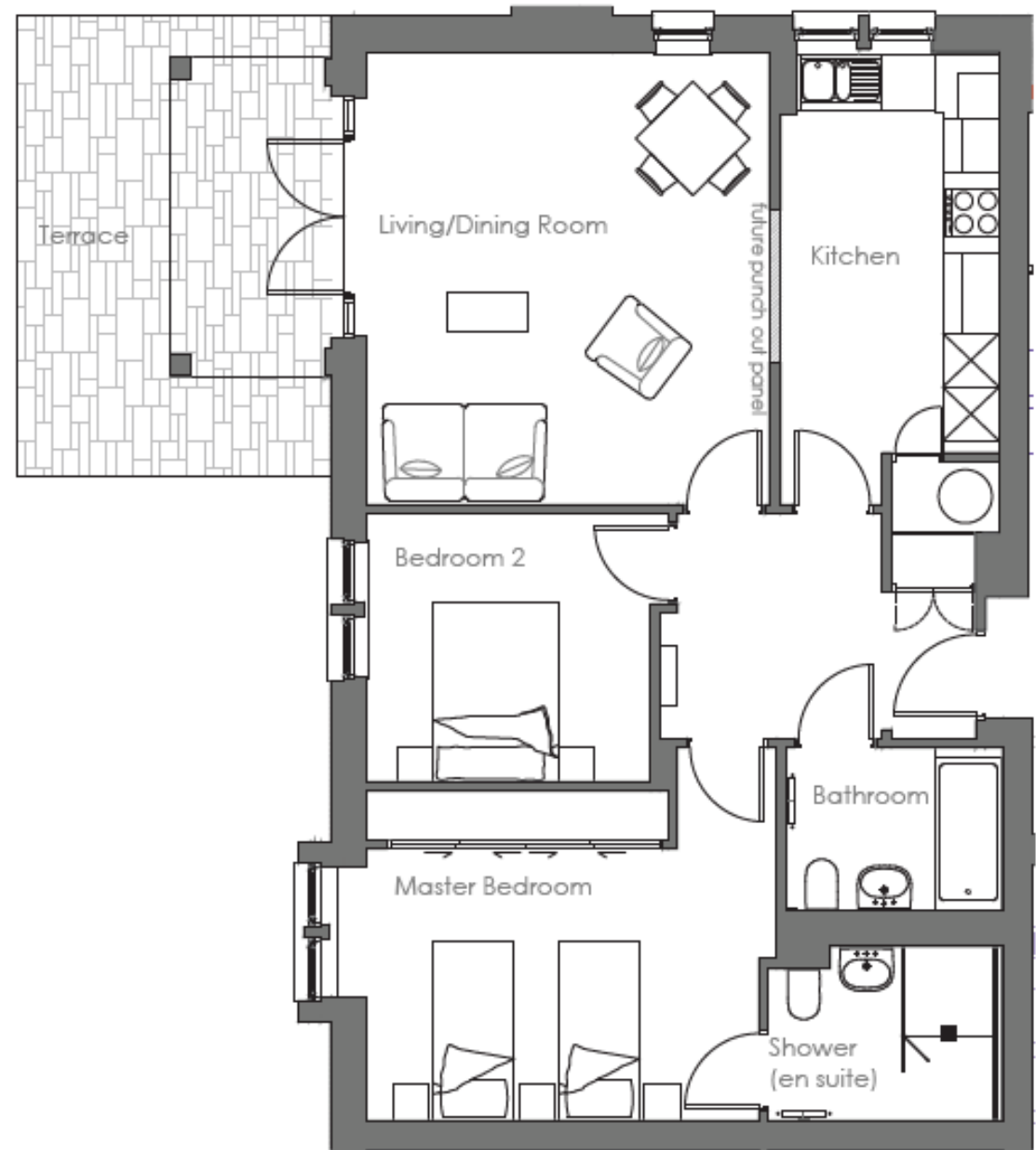
Council Tax Band: E

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, please ask the sales team for more information. 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.

01494 876 173 chalfontsales@audleyvillages.co.uk





Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.06 x 4.50	16'7" x 14'9"
Kitchen	4.48 x 2.43	14'8" x 8'
Main Bedroom	4.38 x 3.03	14'4" x 9'11"
Bedroom two	3.18 x 3.00	10'5" x 9'10"
Terrace approx.	5.15 x 3.50	16'11" x 11'6"
Approx sqft 904		

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

