



5 MILTON PLACE

Guide Price £635,000
(other fees apply)



It can only be Audley.



This spacious and light ground floor two-bedroom apartment is in a prime location located close to the centrepiece building with its restaurant, bistro, pool and health club. The south facing private terrace is accessed from the living room. The main bedroom has double built-in wardrobes and an en suite shower room. There is a guest bedroom large enough for a double bed and a guest bathroom, both bathrooms are fitted with Villeroy & Boch sanitaryware. There is a modern SieMatic kitchen with integrated appliances.

Key Features:

- Prime location close to the centrepiece building
- En suite shower room in the bedroom and a separate guest bathroom
- Private south facing terrace
- SieMatic/ Corian kitchen with integrated appliances included fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer
- Allocated parking space free of charge
- Ample storage
- Guest Suite for visitor use (subject to costs and availability)

Fees

Monthly management fee £1,352.52

Annual ground rent £250

Parking: No parking fees apply

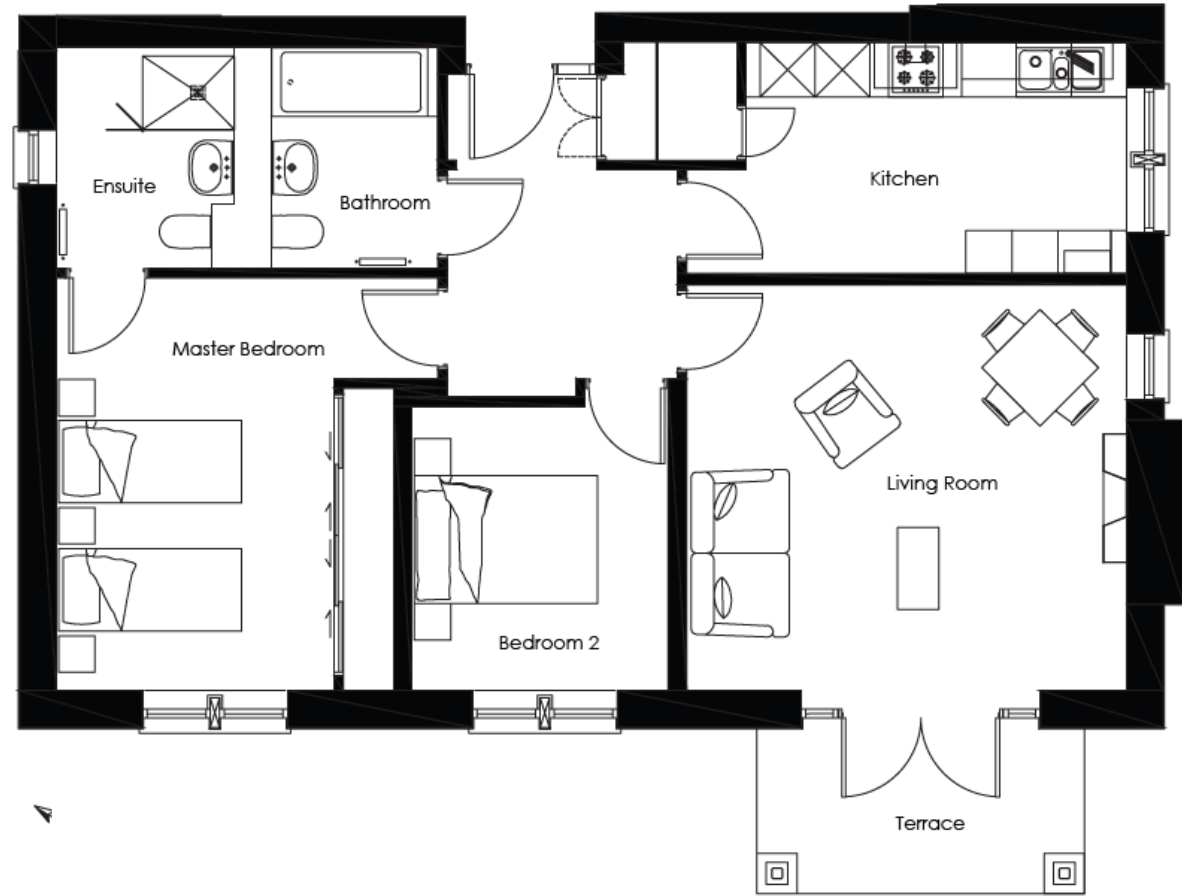
Council Tax Band: E

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.80 x 4.43	15'9" x 14'6"
Kitchen	4.15 x 2.53	13'7" x 8'4"
Main Bedroom	4.51 x 3.03	14'10" x 9'11"
Bedroom two	3.10 x 2.80	14'10" x 9'11"
Approx sq ft 879		

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

