

## 2 Southlands

Guide Price  
£455,000  
(other fees apply)



*It can only be Audley.*





You won't get better views than this apartment! A fabulous two-bedroom apartment with stunning east facing views. Featuring an open plan kitchen and spacious living room. With fantastic large sash windows offering the view from every room. Two generous sized bedrooms with en suite and separate WC.

**Key Features**

- East-facing apartment
- Stunning Views
- Main bedroom with fitted wardrobes
- Fully fitted SieMatic kitchen with Corian worktops an integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and separate WC
- Lift access

**Fees**

Monthly management fee: £609.28  
Annual ground rent: £500  
Parking: 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. 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, option dependent on property, as per the lease.

Viewing by appointment with the sales office.  
01684 438 400    [ellersliesales@audleyvillages.co.uk](mailto:ellersliesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.43 x 4.16	14.6" x 13'8"
Kitchen	3.12 x 3.06	10.3" x 10'0"
Main Bedroom	4.46 x 3.24	14'8" x 10'8"
Bedroom Two	3.16 x 2.71	10'4" x 8'11"
Total Sq Ft. 861		

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		





