

## 6 COOPER'S HILL HOUSE

Guide Price £1,550,000.00  
(other fees apply)



*It can only be Audley.*



A unique opportunity to purchase a stunning period property based within our centrepiece building, Cooper's Hill House. The apartment benefits from original features including high ceilings, spacious reception rooms, lounge with feature fireplace and bespoke display cabinets, two bedrooms and three bathrooms. Cooper's Hill House is where you will find the all the amenities that our owners enjoy including Langton's restaurant, Bar Bistro, library, lounge and the Audley Health Club.

### Key Features

- Prime location on the first floor of Cooper's Hill House.
- Lift access to underground parking.
- 2 optional allocated parking spaces available
- En suite shower room to the principal bedroom with two additional bathrooms.
- Views from full height windows over the landscaped grounds.
- SieMatic fully fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, ceramic hob, microwave oven and washer dryer
- Bright and airy lounge with ample room for study space or dining area.
- Kitchen /dining room with feature bay window and views over grounds

### Fees

Monthly management fee £2740.73

Annual ground rent £1000

Parking: Parking fees apply

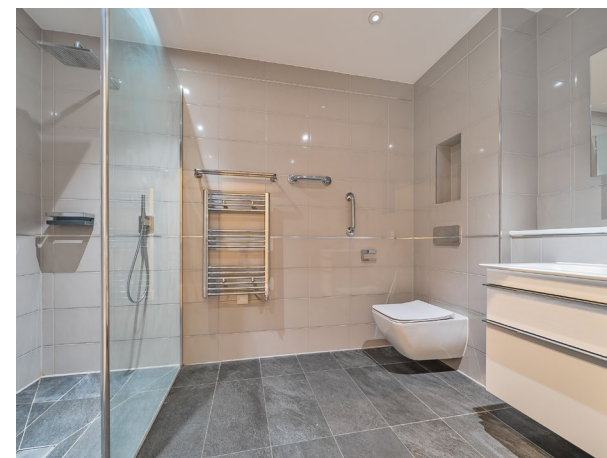
Council Tax Band: F

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.

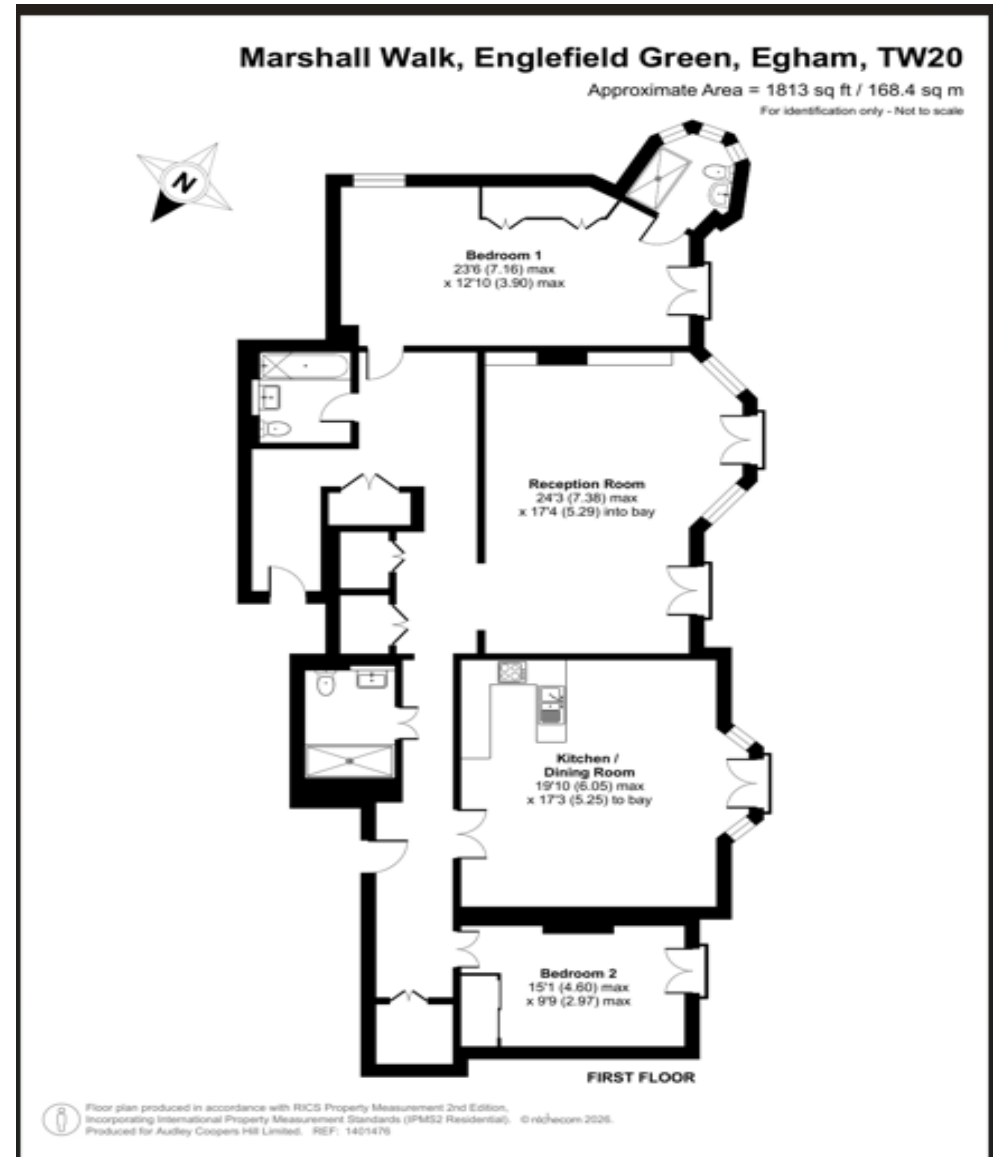
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Internal Measurements	Metric (m)	Imperial (ft)
Living room	7.38 x 5.29	24'3 x 17'4
Kitchen	6.05 x 5.25	19'10 x 17'3
Main Bedroom	7.16 x 3.90	23'6 x 12'10
Bedroom two	4.60 x 2.97	15'1 x 9'9

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

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		





Audley Cooper's Hill

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