



# 15 Beech Court

Guide Price £395,000  
(other fees apply)



*It can only be Audley.*



This charming and spacious south-facing two-bedroom apartment has a prime location on the second floor of the Beech Court, close to all the central village amenities. The lounge-dining room & main bedroom have access to the balcony, with pleasant views over the landscaped gardens of Willicombe Park.

The main bedroom has an en suite with built in wardrobes. The fitted kitchen is spacious and can accommodate a breakfast table.

### Key Features

- Prime location on the second floor in the main house, with adjacent lift access.
- En suite bathroom in the bedroom, and a guest WC
- Private balcony with outstanding views over the grounds and pagoda.
- Kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Further shower room off the hallway, with guest WC

### Fees

Monthly management fee £1064.70

Annual ground rent £200

Parking: No parking fees apply

Council Tax Band: D

**Tenure:** Leasehold

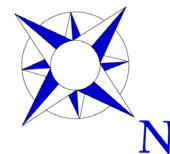
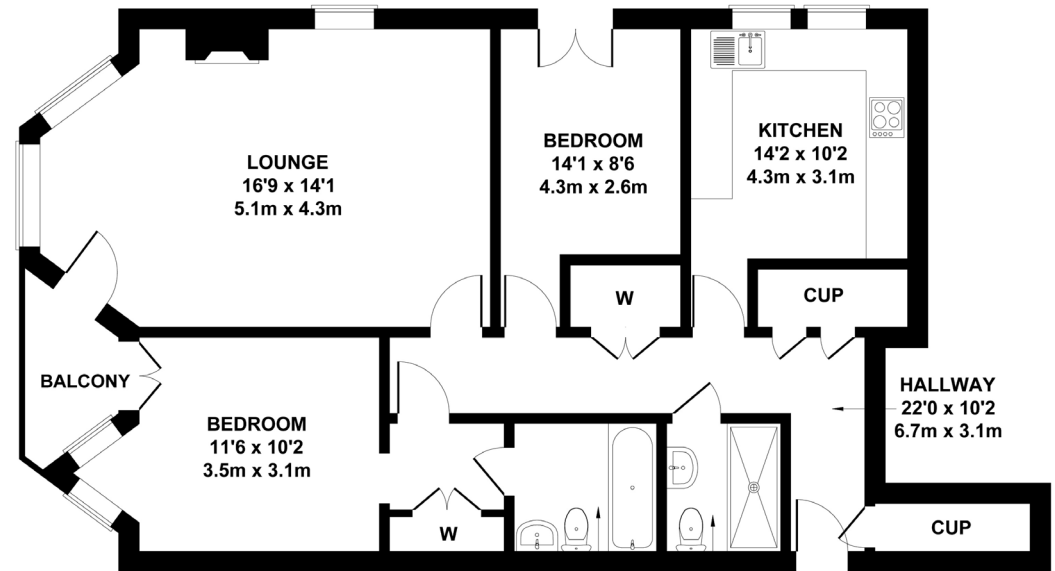
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.5% per year of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 5.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Lounge	5.1 x 4.3	16'9" x 14'1"
Kitchen	4.3 x 3.1	14'2" x 10'2"
Main Bedroom	3.5 x 3.1	11'6" x 10'2"
Bedroom two	4.3 x 2.6	14'1" x 8'6"
Bathroom	2.1 x 1.9	6'3" x 6'3"



BATHROOM SHOWER ROOM  
 6'11 x 6'3      6'3 x 5'7  
 2.1m x 1.9m    1.9m x 1.7m

APPROX. FLOOR  
 AREA 954 SQ.FT.  
 (88.6 SQ.M.)

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

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.

