

# 1 POLLARD WAY

£310,000  
(other fees apply)



*It can only be Audley.*



This charming one bedroom, ground floor apartment is in a quiet location close to the allotments and all the central village amenities. This property boasts a beautiful hillside view with ample storage throughout. The main bedroom has fitted wardrobes and there are storage cupboards in the hallway. The fully fitted SieMatic kitchen has integrated appliances and room for a bistro table. There is a separate guest bathroom and an ensuite shower room. The lounge diner has a homely feel looking out over the patio area and landscaped grounds. There is an overall spacious feel to this apartment and viewing is advised.

**Key Features**

- Welcoming hallway with storage cupboards
- Sizable bedroom with fitted wardrobes and en suite shower room
- SieMatic kitchen with integrated appliances including fridge-freezer, dishwasher, washing machine, electric hob, microwave combination oven and fan-assisted oven
- Lounge diner looking out over the hillside
- Separate guest bathroom
- Private terrace area to enjoy
- Gas central heating and electrical cooking
- Allocated parking space available on a permit basis. Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car.

**Fees**

Monthly Management Fee: £579.51  
 Annual ground rent: £500  
 Parking: No parking fees apply  
 Council Tax Band: C

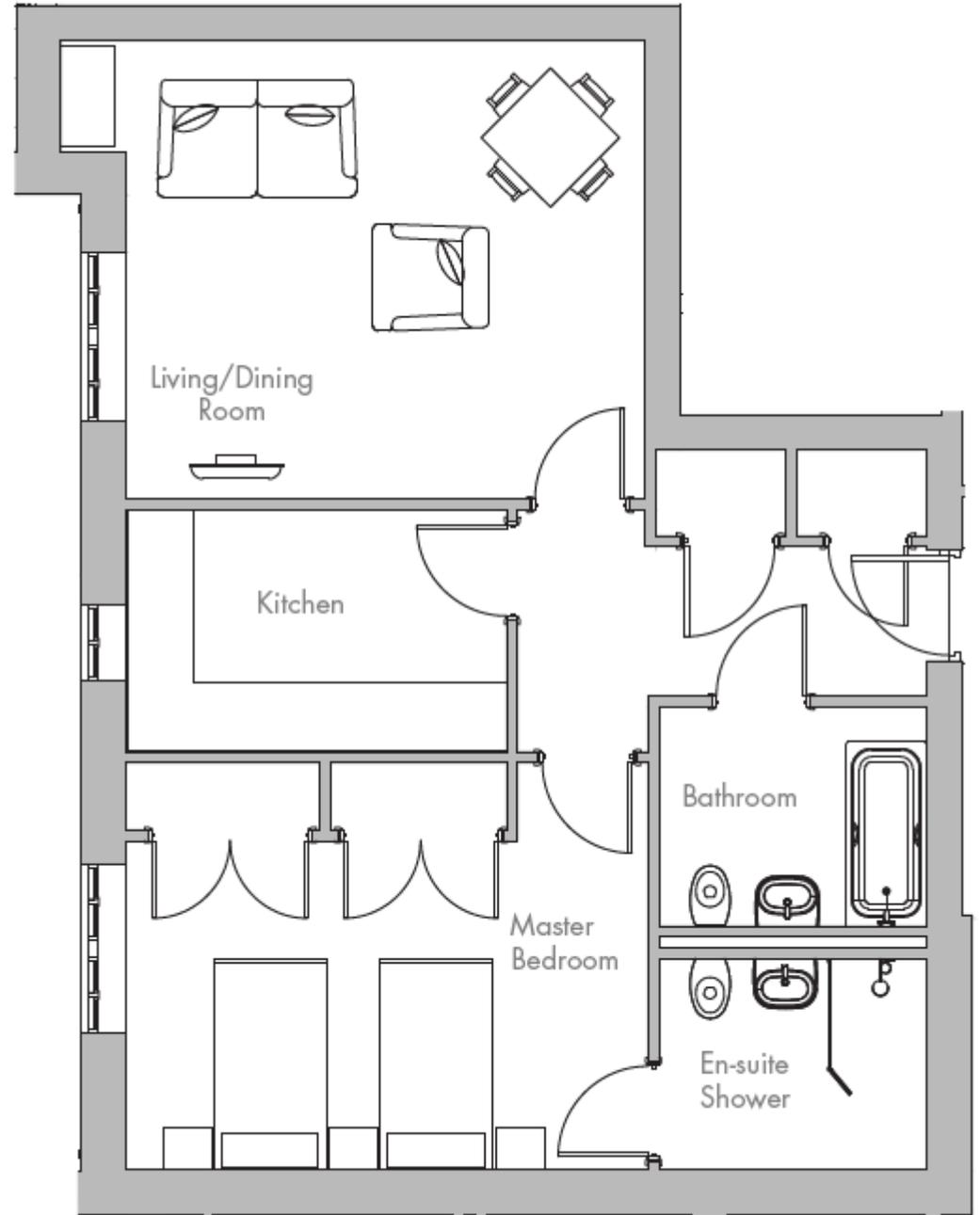
**Tenure:** Leasehold

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. 1.75% first year or part-year then 0.75% every year after, OR 1% per year or part-year up to a maximum of 15 years (15%), OR 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease. Viewing by appointment with the sales office. 01629 733 337 [stelphinssales@audleyvillages.co.uk](mailto:stelphinssales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.78 X 4.19	15'8" x 13'9"
Kitchen	3.51 X 2.21	11'6" x 7'3"
Main Bedroom	4.81 X 3.09	15'9" x 10'2"
Total Sqft	728	

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

