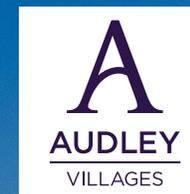


# 27 GABRIEL PLACE

Guide Price £450,000  
(other fees apply)



*It can only be Audley.*



This newly painted and recarpeted two-bedroom apartment has a prime location on the first floor of Gabriel Place close to the village facilities, gardens and allotments. The building links with the underground car park and with St George's House.

The spacious living/dining room is light and bright with direct access onto a private balcony. The main bedroom has built-in wardrobes and an ensuite shower room and there is a second bedroom/study with separate bathroom. The ensuite and bathroom are both fitted with Villeroy & Boch sanitaryware and the SieMatic kitchen benefits from integrated Neff / Bosch appliances. A car parking space available if required.

### Key Features

- First floor with lift access
- Ensuite shower room and main bathroom with walk in shower
- Private balcony with room for chairs / table / pots
- Two double bedrooms
- SieMatic kitchen with Neff and Bosch appliances
- Close to the central gardens, allotments and facilities in St George's House including the underground car park
- Guest Suite Facilities (subject to availability and costs)

### Fees

Monthly management fee: Option 1 £1227.85

Annual ground rent £500

Annual Parking: £688.25

Council Tax Band: D

**Tenure:** Leasehold

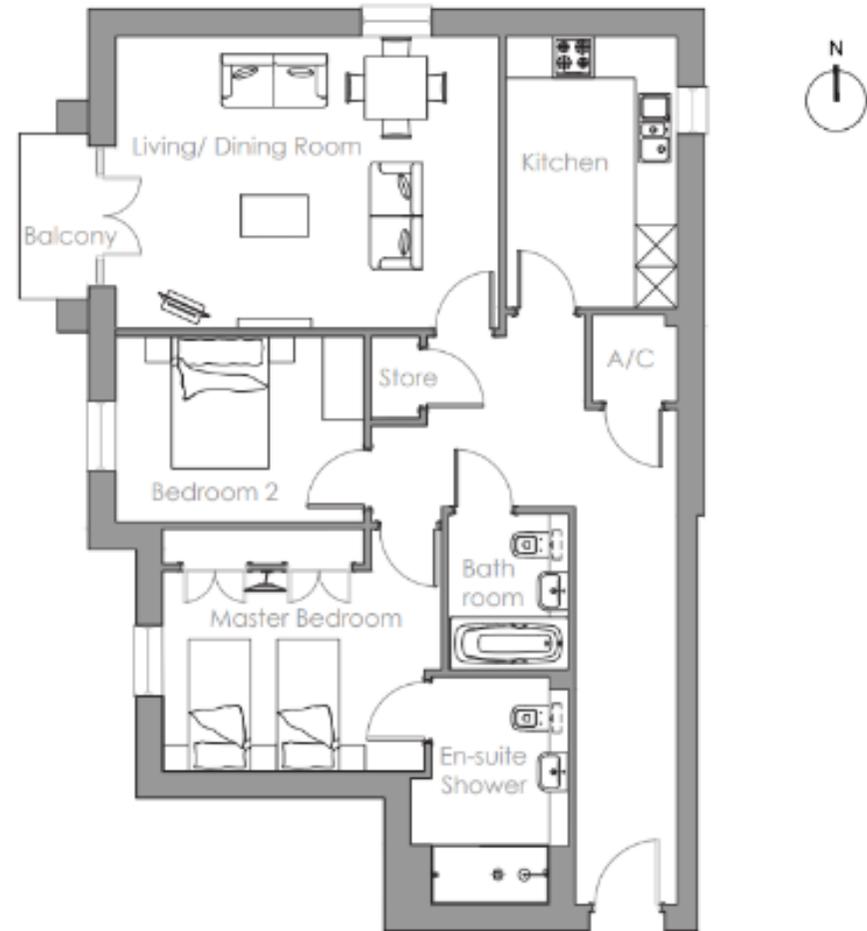
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

0121 4545270 [stgeorgesales@audleyvillages.co.uk](mailto:stgeorgesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.53 X 4.20	18'1" X 13'9"
Kitchen	3.90 X 2.47	12'9" X 8'1"
Main Bedroom	4.03 X 4.48	13'2" X 11'5"
Bedroom two	3597 x 2.67	11'9" x 8'9"
Total Apartment Area		973 sq ft



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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

