

28 Willicombe Park

Guide Price £315,000
(other fees apply)



It can only be Audley.



This charming and spacious south-facing, sunny one-bedroom maisonette has a prime secluded location with ground level access to all the central village amenities in the main house. The lounge-dining room is light and airy - double aspect with pleasant views out to the landscaped gardens of Willicombe Park.

The main bedroom has a spacious walk-in wardrobe. The fitted kitchen leads to the the lounge-dining room.

Key Features

- Secluded location with level access via Beech Court to the village main house with all of its amenities
- Double aspect light and airy lounge-dining room
- South facing enjoying lovely views toward the grounds and pagoda.
- Fitted kitchen with integrated appliances including fridge, freezer, dishwasher, double oven, hob and microwave oven
- WC/bathroom off the hallway
- Bedroom with walk-in clothes closet

Fees

Monthly management fee £1210.75

Annual ground rent £200

Parking: No parking fees apply

Council Tax Band: D

Tenure: Leasehold

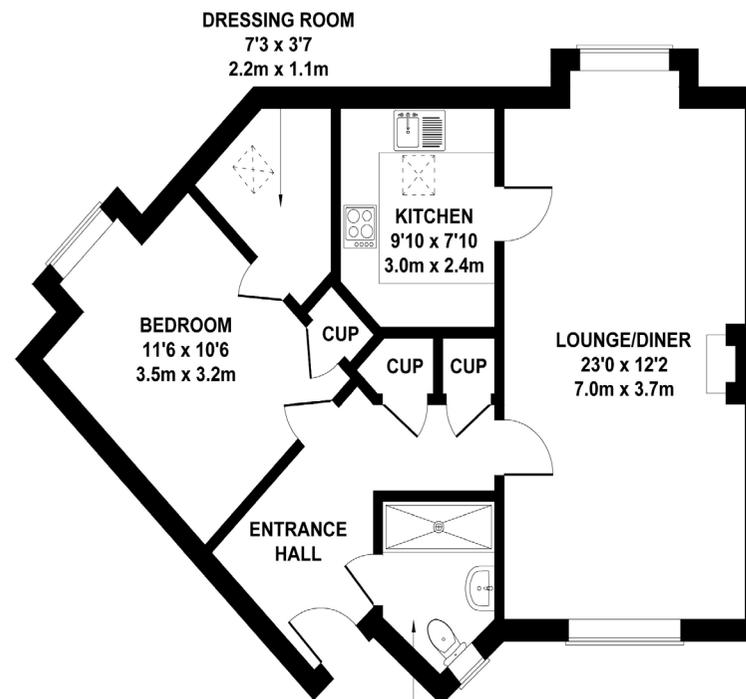
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 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/Diner	7 x 3.7	23' x 12'2"
Kitchen	3 x 2.4	9'10" x 7'10"
Bedroom	3.5 x 3.2	11'6" x 10'6"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



FIRST FLOOR
APPROX. FLOOR
AREA 724 SQ.FT.
(67.3 SQ.M.)

Not to Scale. Produced by The Plan Portal 2022
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