

# 1 WILKENS PLACE

Guide Price £560,000  
(other fees apply)



*It can only be Audley.*



This is a charming and spacious one bedroom, ground floor apartment. The bedroom and private terrace is accessed from the living/dining room and overlooks the beautiful landscaped gardens.

It sits in a prime location overlooking fields but is still close to all the central village amenities in Chalfont House with the benefit of the bistro, restaurant and health club.

The bedroom has double built-in wardrobes, an en suite shower room and there is a guest bathroom, both with Villeroy & Boch sanitaryware.

### Key Features:

- Prime location near the main house,
- En suite shower room in the bedroom, and a guest bathroom
- Private terrace with outstanding views over the landscaped gardens
- SieMatic/ Corian kitchen with integrated appliances including fridge, freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room and a guest bathroom
- Allocated parking space
- Guest Suite for visitor use (subject to costs and availability)

### Fees

Monthly management fee £1385.61

Annual ground rent £500

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, please ask the sales team for more information. 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% per year or part-year up to a maximum of 15 years (15%). Viewing by appointment with the sales office.

01494 876 173 [chalfontsales@audleyvillages.co.uk](mailto:chalfontsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.03 x 4.47	16'5" x 14'7"
Kitchen	3.82 x 2.48	12'5" x 8'1"
Main Bedroom	4.35 x 4.17	14'3" x 13'7"
Terrace approx	5.18 x 3.00	17'0" x 9'19"
Approx total sq ft	755	

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+	<b>A</b>		
81-91	<b>B</b>	82 B	82 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



