

# 6 Elmsley Lodge

Guide Price £420,000  
(other fees apply)



*It can only be Audley.*



The separate kitchen in this first floor apartment has integrated appliances. The living/dining space is dual aspect and has double patio doors which open onto a small balcony area. The main bedroom has an en suite shower room and built-in wardrobes. There is a second bedroom and guest bathroom. Large hallway and south/east facing views.

### Key Features:

- Main bedroom with en suite bathroom
- Second bedroom
- south/east facing views
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher, washer/dryer and microwave
- Close to Clevedon House with central facilities

### Fees

Monthly management fee £1243.78

Annual ground rent £100

Parking: No parking fees apply

Council Tax Band: E

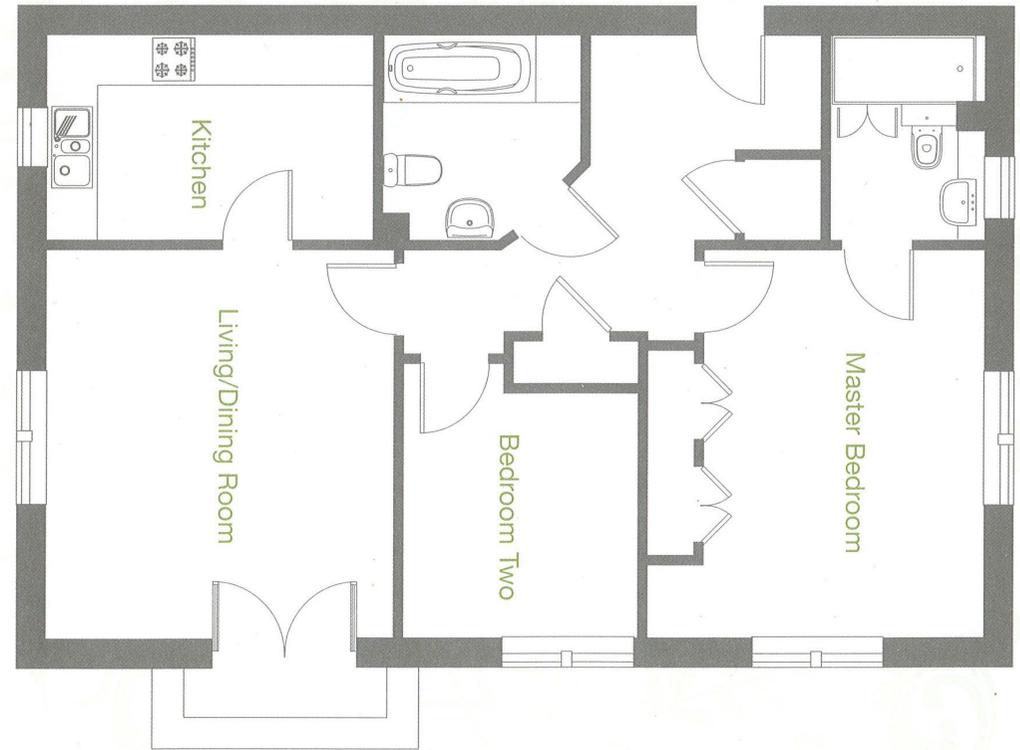
Tenure: Leasehold

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, capped at 15 years OR 1% per year or part-year uncapped or up to a maximum of 15 years (15%), option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.50 x 4.10	14'10" x 13'5"
Kitchen	2.40 x 3.85	7'10" x 12'8"
Main Bedroom	4.50 x 3.25	14'10" x 10'8"
Bedroom Two	2.80 x 2.85	9'2" x 9'4"

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>		
69-80	<b>C</b>	80 c	80 c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

