

# 11 LYONS MEWS

Guide Price £745,000  
(other fees apply)



*It can only be Audley.*



This south facing top floor, three bedroom apartment is located in a prime location with views of the open green and cricket ground. This beautiful apartment has an open plan kitchen, living room with French doors leading onto the private balcony. The main bedroom has a walk-in wardrobe and an en suite with walk-in shower. A further two bedrooms and separate bathroom from the spacious hallway.

### Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- South Facing with Cricket ground Views
- Main bedroom with en suite & walk in wardrobe
- Separate Bathroom
- Villeroy & Boch bathroom
- Access to the Audley Club
- Guest Suite Available

### Fees

Monthly management fee £1,357.70

Annual ground rent £500

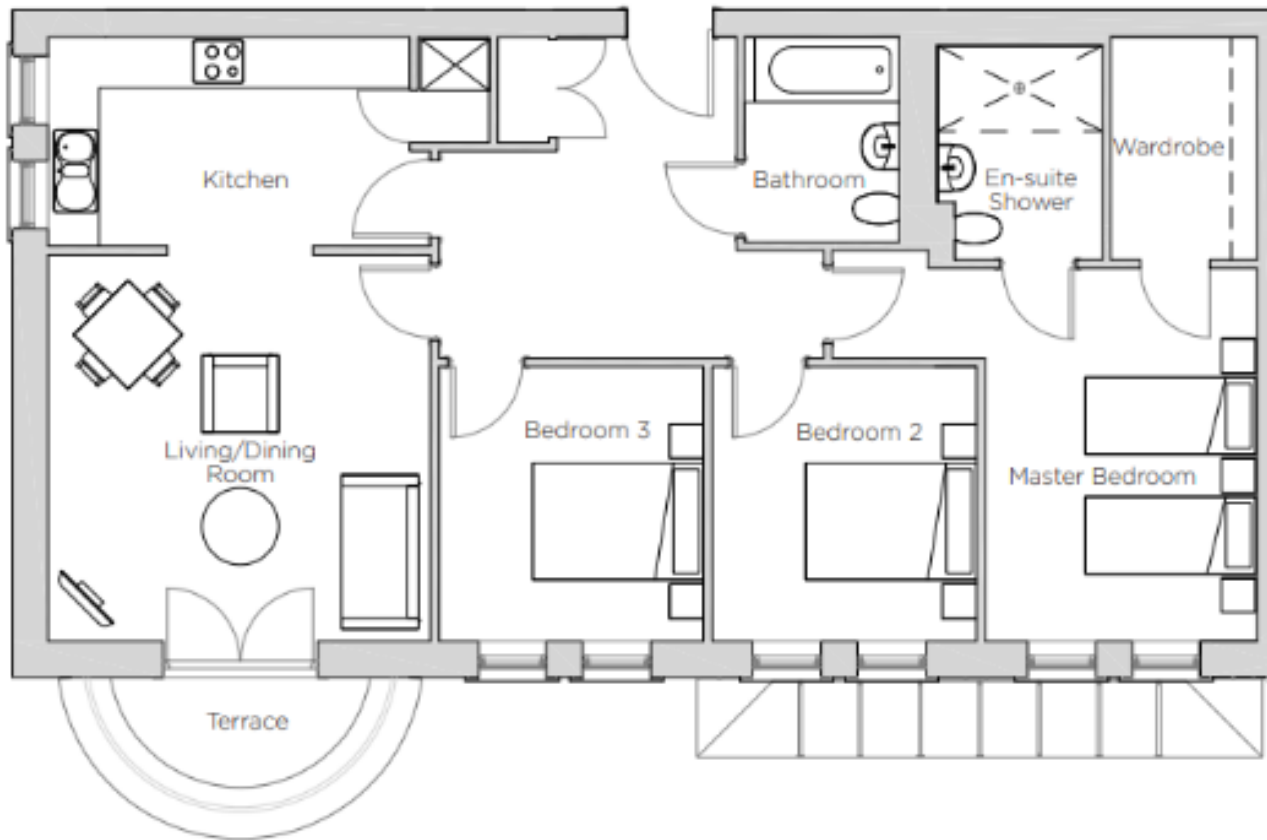
Parking: Parking fees apply

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. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee, option dependent on property, as per the lease. Viewing by appointment with the sales office.  
01275 217 797 [redwoodsales@audleyvillages.co.uk](mailto:redwoodsales@audleyvillages.co.uk)





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	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.52 x 4.49	14'10" x 14'9"
Kitchen	4.25 x 2.45	13'11" x 8'
Main Bedroom	4.36 x 3.19	14'4" x 10'5"
Bedroom two	3.21 x 3.10	10'6" x 10'2"
Bedroom Three	3.21 x 3.10	10'6" x 10'2"

