



18 BECKINGS COURT

Guide Price £520,000
(other fees apply)



It can only be Audley.



A bright and airy two-bedroom ground floor apartment, situated within easy reach of the village amenities. The lounge is dual aspect and has direct access onto a private south facing terrace, with beautiful views over woodland beyond.

The main bedroom features built-in wardrobes, along with a stylish en-suite shower room. A separate guest bathroom is provided both fitted with Villeroy & Boch sanitaryware.

Key Features:

- Prime ground floor location in Beckings Court
- Spacious living space with woodland views
- Main bedroom with fitted wardrobes and en-suite walk-in shower room
- Additional guest bathroom with premium fittings
- Contemporary Nobila kitchen with integrated appliances (fridge freezer, dishwasher, oven, hob, microwave, washer/dryer)

Fees:

Monthly management fee: £641.73

Annual ground rent: Peppercorn

Parking: £200.00 per annum

Council Tax Band: D

Tenure: Leasehold: 250 years

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: 2% per year or part-year up to a maximum of 15 years (30%). Option 2: 3% per year or part-year up to a maximum of 10 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.

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Internal Measurements	Metric (m)	Imperial (ft)
Bedroom 1	2.89 x 5.15	9'6" x 16'11"
Bedroom 2	2.67 x 3.63	8'9" x 11'11"
Kitchen	3.06 x 2.34	10'1" x 7'8"
Living/Dining Room	4.11 x 5.12	13'6" x 16'10"
Services	0.94 x 2.24	3'1" x 7'4"
Terrace	1.60 x 3.31	5'3" x 10'10"

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		



