



21 Garden Walk

Guide Price £625,000
(other fees apply)



It can only be Audley.



Discover refined retirement living at Audley Mote House with this beautifully presented two-bedroom cottage.

This elegant home offers generous and thoughtfully designed accommodation, featuring two spacious bedrooms complemented by three modern bath/shower rooms. Recently refreshed, the cottage benefits from brand-new carpets and has been freshly painted throughout, creating a bright, welcoming atmosphere ready for you to move straight in.

Key Features

- Prime location set within the landscaped walled garden.
- En suite shower/bath rooms to both bedrooms
- Downstairs versatile dining room/study/third bedroom
- Downstairs shower room
- Kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washing machine
- South facing patio to rear
- New boiler within the last two years.

Fees

Monthly Management Fee: £1,226.07

Annual ground rent: £250

Parking: No parking fees apply

Council Tax Band: F

Tenure: Leasehold

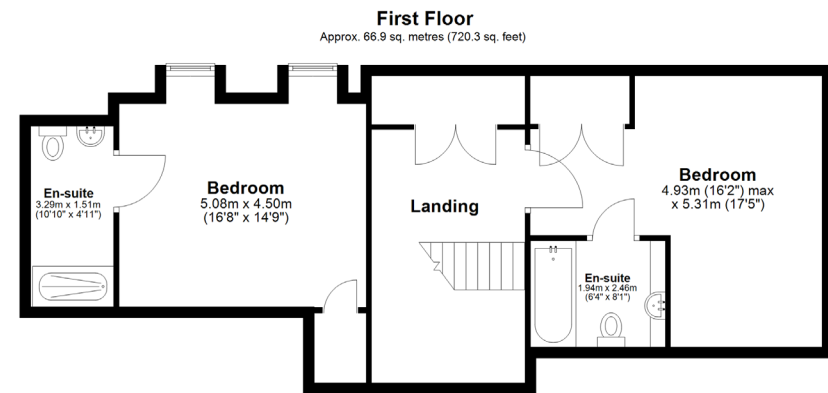
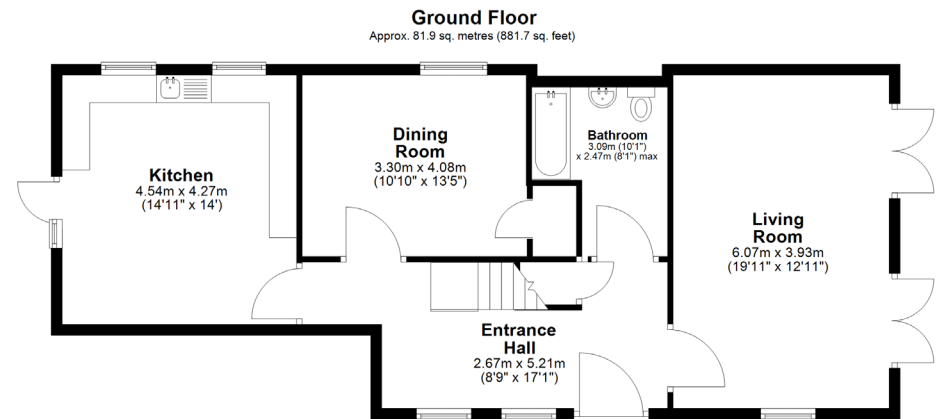
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office.

01622 737 279 motesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living Room	6.07 X 3.93	19'11" X 12'11"
Kitchen	4.54 X 4.27	14'11" X 14'
Dining Room/Study	3.30 X 4.08	10'10" X 13'5"
Bedroom One	5.08 X 4.50	16'8" X 14'9"
Bedroom Two	4.93 X 5.31	16'2" X 17'5"



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.

