

33 PEMBROKE COURT

Guide Price £650,000
(other fees apply)



It can only be Audley.

This charming and beautifully appointed top floor apartment has stunning far reaching views with a secluded balcony which can be accessed from the living room and both bedrooms. The skylight to the kitchen adds to the light and airy feel. The apartment is conveniently situated for Cooper's Hill House, Langton's restaurant, bar / bistro and the Audley Club.

Key Features

- Prime location on the top floor with lift access to allocated underground parking
- En suite bathroom to the main bedroom and guest bathroom both with elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Private balcony with outstanding views over woodland
- SieMatic fully fitted kitchen with integrated Neff cooking appliances including fan assisted oven and ceramic hob, extractor fan, combi-microwave and dishwasher, fully integrated fridge/freezer
- Underfloor heating throughout with chrome heated towel rails to bathrooms

Fees

Monthly management fee £791.22

Parking: 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, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Stunning Views

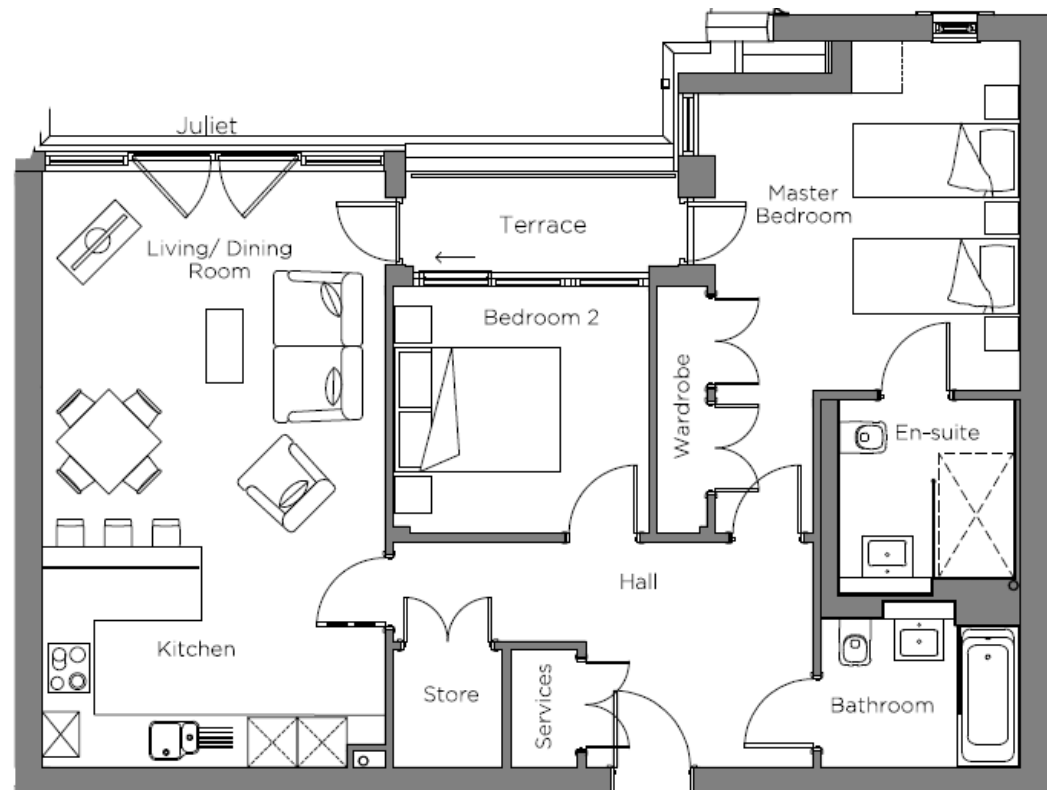


Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room / Kitchen	7.21 x 4.15	23'8" x 13'7"
Main Bedroom	3.24 x 3.88	13'11" x 12'9"
Bedroom two	3.09 x 2.99	10'2" x 9'10"
Balcony	3.30 x 1.21	10'10" x 4'0"

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Audley Cooper's Hill

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www.audleyvillages.co.uk

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