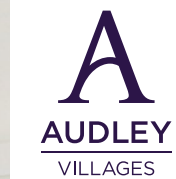


# 11 MISBOURNE PLACE

Guide Price £715,000  
(other fees apply)



*It can only be Audley.*



A spacious, sought after two-bedroom, ground floor apartment. The property benefits from a large, dual aspect kitchen/lounge which allows sunlight to flood in. The French doors open onto an east facing terrace. The main bedroom has double wardrobes and an en-suite shower room. The apartment has a fully equipped SieMatic kitchen with integrated Neff appliances including Neff fridge/freezer, Neff fan assisted oven, hob, dishwasher and washer/dryer. Situated centrally in the village with good access to both the main house with its restaurant, bistro, pool and health club and the village hall for the exercise classes and the sports activities.

### Key Features:

- Double wardrobes in the master bedroom
- En-suite shower room with Villeroy and Bosch sanitaryware
- Guest bathroom
- Central village position for ease of access to village hall and main house
- Allocated parking space
- Guest Suite for visitor use (subject to costs and availability)

### Fees

Monthly management fee £1451.34

Parking: No parking fees apply

Council Tax Band: E

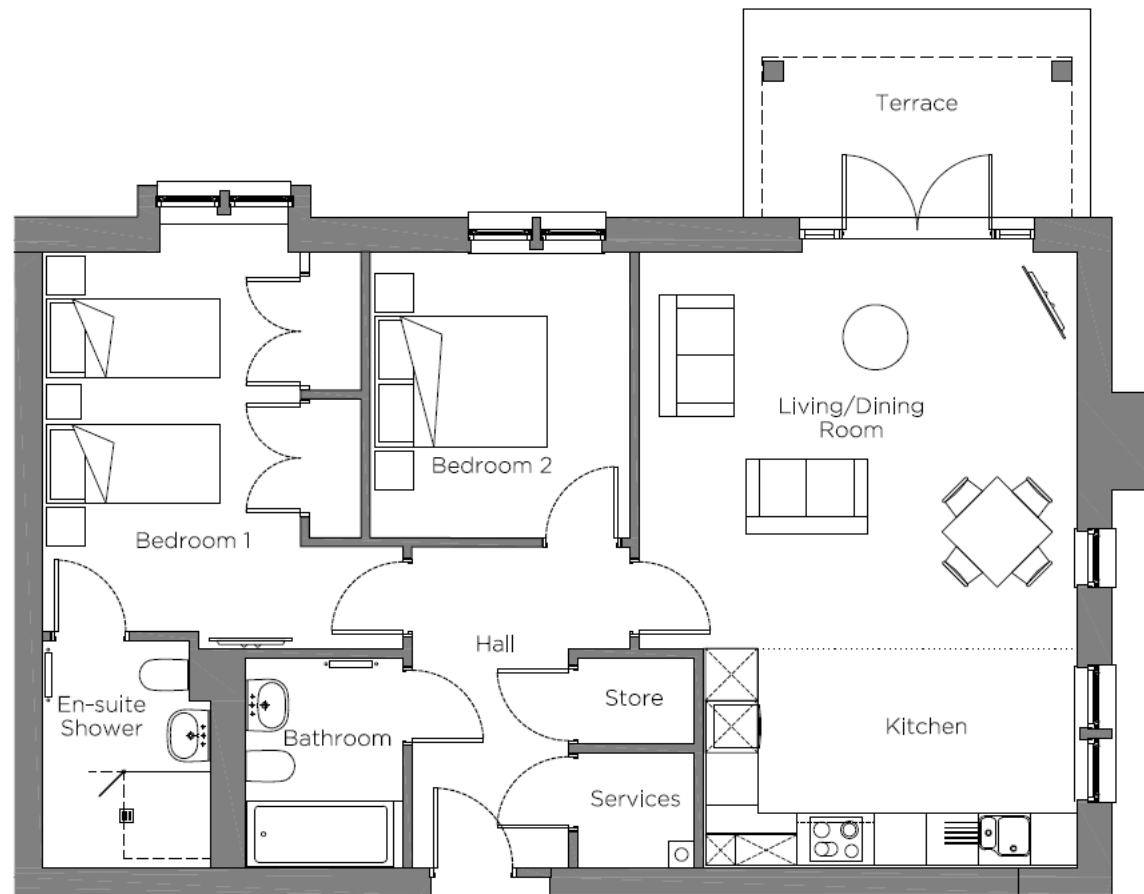
**Tenure:** Leasehold

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, please ask the sales team for more information. 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.

01494 876 173 [chalfontsales@audleyvillages.co.uk](mailto:chalfontsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Kitchen	7.10 x 5.06	23'3" x 16'6"
Main Bedroom	4.38 x 2.98	14'4" x 9'8"
Bedroom two	3.30 x 3.00	10'9" x 9'8"
Terrace (approx.)	4.00 x 2.40	13'1" x 7'9"
Approx sq ft	917	



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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

