



35 WATERCROFT PLACE

Guide Price £515,000
(other fees apply)



It can only be Audley.



A good sized first floor apartment, with views over central green and close to the village amenities. The lounge has direct access onto a south facing balcony with motorised awning.

The main bedroom features built-in wardrobes, along with a stylish en-suite walk-in shower room. Bedroom two is adjacent to a guest shower room, both fitted with Villeroy & Boch sanitaryware.

Key Features:

- Prime first floor location in Watercroft Place
- Living space with views over central green
- South facing balcony with motorised awning
- Main bedroom with fitted wardrobes and en-suite walk-in shower room
- Additional guest shower room with premium fittings
- Contemporary Nobila kitchen with integrated appliances (fridge freezer, dishwasher, oven, hob, microwave, washer/dryer)

Fees:

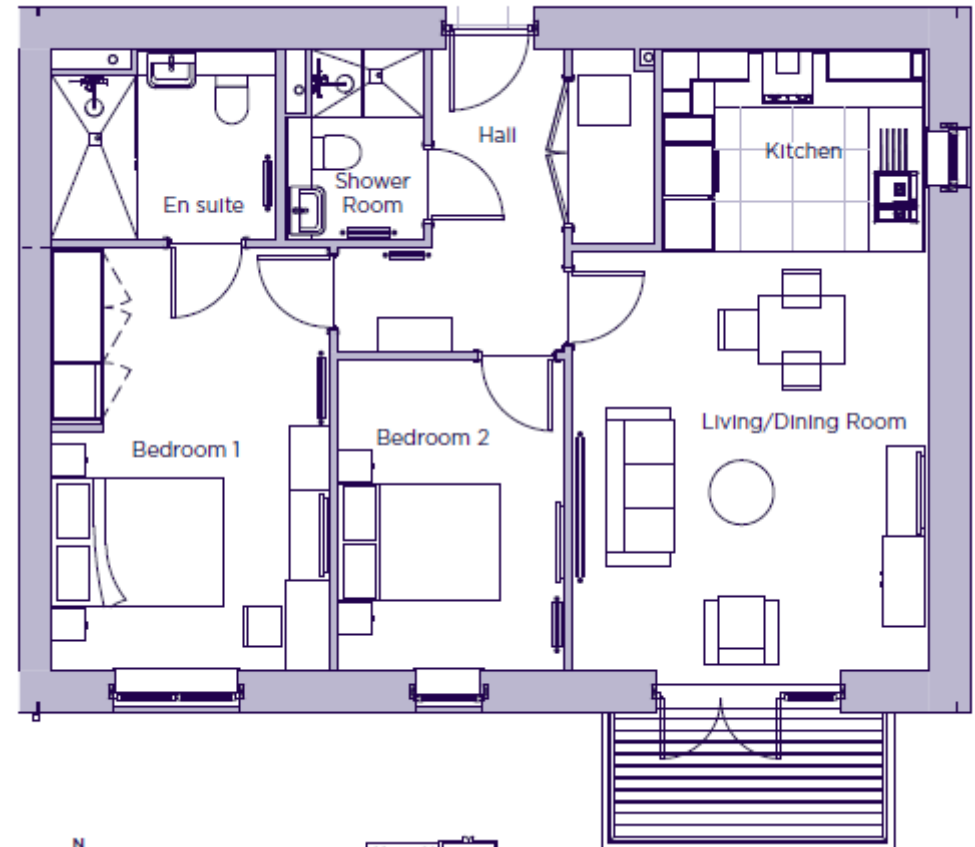
Monthly management fee: £1,018.82
 Annual ground rent: Peppercorn
 Parking: £200.00 per annum
 Council Tax Band: E
Tenure: Leasehold: 250 years

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.
01494 324 967 wycliffesales@audleyvillages.co.uk



| Internal Measurements | Metric (m) | Imperial (ft) |
|-----------------------|-------------|---------------|
| Bedroom 1 | 4.93 x 3.23 | 16'2" x 10'7" |
| Bedroom 2 | 3.62 x 2.65 | 11'10" x 8'8" |
| Kitchen | 2.36 x 3.09 | 7'9" x 10'2" |
| Living/Dining Room | 4.87 x 4.14 | 16'0" x 13'7" |
| Services | 2.27 x 0.96 | 7'5" x 3'2" |
| Terrace | 1.59 x 3.39 | 5'2" x 11'2" |



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 | | |

