



20 Garden Walk

Guide Price £625,000
(other fees apply)



It can only be Audley.



This spacious two bedroom cottage has a prime location within the landscaped walled garden of Audley Mote House retirement village. With the patio area accessed from the living/dining room, you can look over south facing gardens.

The main bedroom has double built-in wardrobes, an ensuite shower room. The second bedroom boasts a dressing area as well as an ensuite shower room with separate bath.

Key Features

- South facing rear patio area.
- Ensuite bath/shower rooms to both bedrooms
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washing machine
- Large living room with dual aspect windows and a skylight
- Permitted allocated parking space

Fees

Monthly Management Fee: £1,154.07

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 / Dining room	5.48 X 5.11	18' X 16'9"
Kitchen	4.05 X 2.90	13'3" X 9'6"
Main Bedroom	7.77 X 5.07	25'6" X 16'8"
Bedroom two	5.49 X 3.80	18' X 12'6"

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.



