

5 Padgett Court

Guide Price £435,000
(other fees apply)



It can only be Audley.



This level-entry first floor apartment has stunning, far reaching views across the Wharfe Valley, set in a peaceful location.

It has a separate stylish kitchen with pocket doors into a bright and spacious living/dining room with Juliet balcony. The main bedroom has built-in wardrobes along with overhead storage, bespoke over-bed unit and a sizeable ensuite shower room. There is a second bedroom and an attractive guest bathroom, and ample hallway storage.

Key Features:

- Main bedroom with ensuite shower room
- A good size second bedroom
- Stunning views from all the main rooms
- Integrated kitchen appliances including fridge/freezer, electric oven, microwave, dishwasher and washing machine.
- Great size and storage

Fees

Monthly Management Fee: £1243.78

Annual ground rent: £250

Parking: No parking fees apply

Council Tax Band: E

Tenure: Leasehold

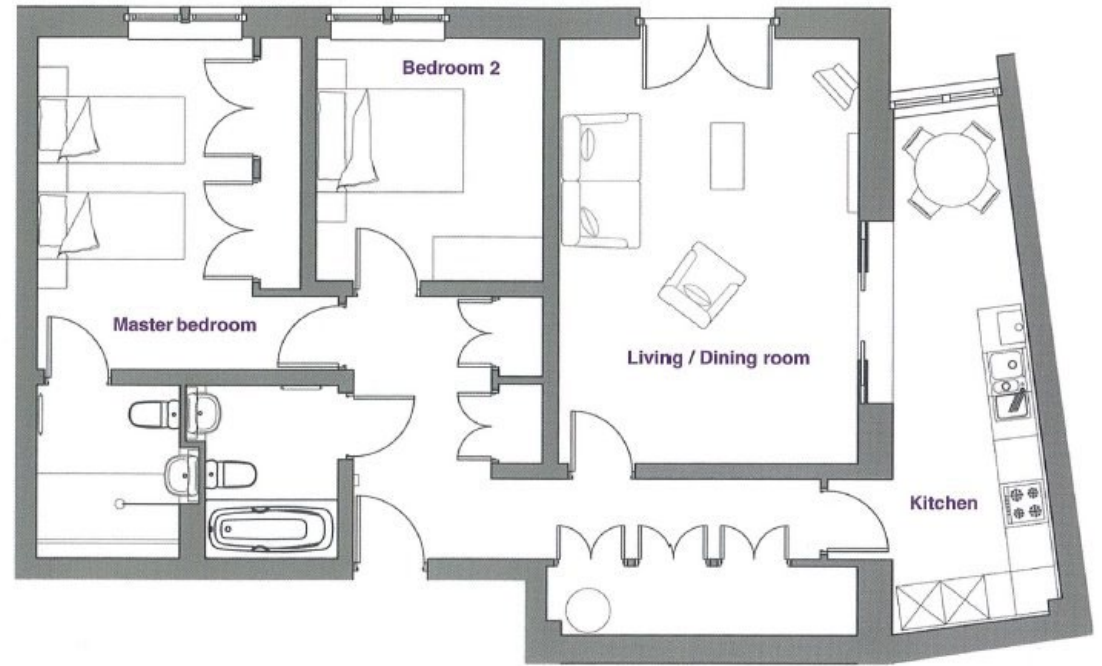
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 0.75% first year or part-year then 0.25% every year after, capped at 15 years OR 1% per year or part-year up to a maximum of 15 years (15%), option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.77 x 4.06	18'11" x 13'4"
Kitchen	6.97 x 2.36	22'10" x 7'9"
Main Bedroom	4.51 x 2.93	14'9" x 9'7"
Bedroom Two	3.30 x 3.09	10'10" x 10'2"



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.

Main bedroom has built in units over the bed, only suitable for a double bed (not twin). Kitchen layout for illustration purposes - speak to the sales team for confirmed layout.

Score	Energy rating	Current	Potenti:
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

