

12 DRURY CLOSE

Guide Price £725,000
(other fees apply)



It can only be Audley.



A spacious, light and bright two-bedroom, first floor apartment. This property benefits from a prime location close to the main house where the restaurant, bistro, pool and health club are located.

The property has a large, dual aspect lounge which allows sunlight to flood in and has double doors leading to the kitchen.. The French doors open onto a large east facing balcony. The main bedroom has built-in double wardrobes and an en-suite shower room. Guest bedroom is fully fitted as an office. 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

Key Features:

- Prime location near the main house
- Private balcony with outstanding views over the countryside
- En suite shower room and guest bathroom
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Allocated parking space, free of charge
- Guest suite for visitor use (subject to costs and availability)

Fees

Monthly Management Fee: £1,385.62

Annual ground rent: £500

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



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.04 x 4.50	16'5" x 14'8"
Kitchen	4.28 x 3.35	14' x 11'
Main Bedroom	4.38 x 3.03	14'4" x 10'
Bedroom two	3.18 x 3.00	10'4" x 9'9"
Balcony	3.48 x 1.75	11'4" x 5'7"
Approx sq ft 974		

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		

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.



