



11 Mason Court

Guide Price £395,995
(other fees apply)



It can only be Audley.



A wonderful second floor two-bedroom apartment with private balcony. Featuring a separate kitchen and spacious living room with French doors leading to the balcony. Two generous sized bedrooms with ensuite and separate bathroom.

Key Features

- Green Nature Views
- Private terrace
- Main bedroom with fitted wardrobes
- Fully fitted SieMatic kitchen with Corian worktops an integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and separate WC
- Lift access

Fees

Monthly management fee: £769.42
Annual ground rent: £0
Parking: 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. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 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.
01684 438 400 ellersliesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.76 x 3.69	15.4" x 12'1"
Kitchen	2.64 x 3.36	8.8" x 11'0"
Main Bedroom	3.60 x 2.89	11'10" x 9'6"
Bedroom Two	3.07 x 3.38	10'1" x 11'1"
Total Sq Ft. 868		

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		

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.



