



4 LIND HOUSE

Guide Price £400,000
(other fees apply)



It can only be Audley.



A fabulous two bedroom apartment located in the main house with stunning views.

The apartment has an open plan kitchen lounge giving a spacious airy feel. Two bedrooms one with ensuite and a separate bathroom.

Key Features

- Main house location
- Stunning views from large feature windows
- Separate kitchen and living room
- Main bedroom with fitted wardrobes
- Fully fitted SieMatic kitchen with Corian worktops an integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and separate bathroom
- Lift access

Fees

Monthly management fee: £703.68

Annual ground rent: £500

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room/Dining Room	4.39 x 3.06	14.5" x 10'1"
Kitchen	4.39 x 2.12	14.5" x 6'11"
Main Bedroom	3.17 x 4.90	10'5" x 16'1"
Bedroom Two	3.62 x 2.99	11'11" x 9'10"
Total Sq Ft. 936		

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.



