

1 SAUNDERS PLACE

Guide Price £685,000
(other fees apply)



It can only be Audley.



Positioned in a prime location close to Chalfont House with its restaurant, bistro, pool and health club. This much sought after two-bedroom ground floor apartment has a north-west facing private terrace.

The main bedroom has double built-in wardrobes and ensuite bathroom. Both ensuite and guest bathroom are fitted with Villeroy & Boch sanitaryware. There is a modern SieMatic kitchen with integrated appliances including fridge, dishwasher, oven, hob, microwave oven, and a washer dryer.

Key Features:

- Prime location near the main house
- North-west facing terrace
- Walk-in wardrobe in main bedroom
- Ensuite bathroom and a guest shower room
- Private terrace
- SieMatic kitchen with integrated appliances
- Allocated parking space, free of charge
- Guest suite for visitor use (subject to costs and availability)

Fees

Monthly Management Fee: £1385.61

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.15 x 4.49	16'9" x 14'7"
Kitchen	4.56 x 2.45	14'10" x 8'
Main Bedroom	4.35 x 3.03	14'3" x 10'
Bedroom two	3.17 x 3.00	10'4" x 9'9"
Balcony	6.29 x 4.20	20'6" x 13'8"
Approx sq ft 907		

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.

Score	Energy rating	Current	Potent
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



