

# 15 CONYERS VIEW

Guide Price £475,000  
(other fees apply)



*It can only be Audley.*



This first floor 2 bedroom dual aspect apartment has woodland views. It has a separate kitchen with pocket doors into the large living/dining room which has a balcony. The main bedroom has an en suite shower room and built-in wardrobes. There is a second bedroom, a guest bathroom with walk-in shower and ample hallway storage.

### Property specifications:

- Main bedroom with en suite bathroom
- Second bedroom
- South facing woodland views
- Integrated kitchen appliances including fridge/freezer, oven, microwave, dishwasher, washing machine, & a free standing tumble dryer in the hallway
- Great size and storage

### Fees

Monthly management fee: £1262.44

Annual ground rent: £500

Parking: no parking fees apply

Council Tax Band: E

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.

01943 498 248 [clevelandon@audleyvillages.co.uk](mailto:clevelandon@audleyvillages.co.uk)



Internal Measurements	Metric (mm)	Imperial (ft)
Living room / Dining room	7662 x 3999	25'2" x 13'1"
Kitchen	3634 x 3619	11'11" x 11'10"
Main Bedroom	4588 x 3419	15'1" x 11'3"
Bedroom Two	3329 x 3000	10'11" x 9'10"



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. May 2024

core	Energy rating	Current	Potenti
2+	<b>A</b>		
1-91	<b>B</b>	84 B	84 B
9-80	<b>C</b>		
5-68	<b>D</b>		
9-54	<b>E</b>		
1-38	<b>F</b>		
-20	<b>G</b>		

