

3 PEMBROKE COURT

Guide Price £650,000
(other fees apply)



It can only be Audley.



This charming and beautifully appointed garden level apartment has patio doors that open onto a spacious, secluded terrace with woodland views . The apartment is ideally positioned to take full advantage of the community's exceptional amenities, including Langton's restaurant, bar and bistro, the Audley Club, and all that Cooper's Hill House has to offer.

Key Features

- Prime location close to the main house and on garden level
- Lift access to allocated underground parking.
- En suite bathroom to the main bedroom along with guest bathroom. Both with elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings.
- Private large terrace with views onto woodland.
- SieMatic fully fitted kitchen with integrated Neff cooking appliances including fan assisted oven and ceramic hob, extractor fan, combi-microwave and dishwasher, fully integrated fridge/freezer
- Underfloor heating throughout with chrome heated towel rails to bathrooms

Fees

Monthly management fee £791.22

Parking: £628.06

Council Tax Band: F

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.

Viewing by appointment with the sales office.

01753 201 305 cooperssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.63 x 4.56	15.2" x 15.0"
Kitchen	3.68 x 2.55	12.1 "x 8.4"
Main Bedroom	6.29 x 3.07	20.8 "x 10.1"
Bedroom two	3.31 x 3.21	10.10" x10.07"
Balcony	8.11 x 2.87	26.7" x 9.5"

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.



