



The kitchen in this ground floor apartment opens to the living/dining room by pocket doors. The living/dining space has double patio doors with a Juliet balcony. The main bedroom has an en suite shower room and built-in wardrobes. There is a second bedroom with built in wardrobes and guest bathroom.

Key features

- Main bedroom with en suite bathroom
- Second bedroom
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher, washer/dryer and microwave
- Juliet balcony
- Close to restaurant & Main House facilities

Guide Price £380,000

Fees

Monthly Management Fee:	£1,262.44
Annual ground rent:	£250
Annual parking:	No parking fees apply
Council Tax Band:	E

Tenure: Leasehold 125 years from 2010

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 clevelandonsales@audleyvillages.co.uk

ONE YEAR FREE MONTHLY MANAGEMENT FEE



Internal Measurements

Living room/Dining room
Kitchen
Main Bedroom
Bedroom Two

Metric (m)

5.58 x 2.53
3.67 x 2.53
4.39 x 3.12
4.39 x 3.14

Imperial (ft)

18'3" x 12'8"
12'0" x 8'3"
14'5" x 10'3"
14'5" x 10'3"

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	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



