

12 CLEVEDON HOUSE, AUDLEY CLEVEDON

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AUDLEY
VILLAGES



Audley Clevedon

Ben Rhydding, West Yorkshire LS29 8AQ

www.audleyvillages.co.uk

01943 498 248

This first floor 2 bed apartment is located in Clevedon House and close to the amenities that the village offers. It has a separate kitchen with integrated appliances. The living room is dual aspect, whilst the main bedroom has an en suite shower room and built-in wardrobes. There is a second bedroom with a built-in pull-down bed and Juliet balcony, a guest bathroom and large hallway.

Key features

- Main bedroom with en suite bathroom
- Second bedroom with Juliet balcony
- Main House location
- Integrated kitchen appliances including fridge/freezer, oven, dishwasher, washer/dryer and microwave
- Generous size apartment

Guide Price £495,000

Fees

Monthly Management Fee:	£1,243.78
Annual ground rent:	£250
Annual parking:	No parking fees apply
Council Tax Band:	E
Tenure:	Leasehold
Leasehold term:	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 clevedonsales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.90 x 7.57	16'1" x 24'10"
Kitchen	2.95 x 3.51	9'8" x 11'6"
Main Bedroom	4.76 x 3.34	15'7" x 10'11"
Bedroom Two	4.69 x 3.24	15'5" x 10'8"

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
91	A		
80	B		
68	C	74 C	74 C
54	D		
38	E		
0	F		
	G		



