

9 LYONS MEWS, REDWOOD

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AUDLEY
VILLAGES



This is a charming and spacious two bedroom, top floor apartment with private balcony capturing the evening sun and village views. An open plan kitchen diner with through lounge gives it a light and airy feel.

The master bedroom has double built-in wardrobes, an en suite shower room. A further double bedroom and bathroom, both with Villeroy & Boch sanitaryware.

Key features

- Spacious Kitchen
- Two Double Bedrooms
- Private balcony with outstanding views over the village
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room and separate bathroom

Guide Price £560,000

Fees

Monthly Management Fee:	£695.40
Annual ground rent:	£500
Annual parking:	Parking fees apply
Council Tax Band:	D

Tenure: Leasehold 125 years from 17/11/17

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, option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	5.03 X 4.52	16'6"x14'10"
Kitchen/Dining	4.84 X 4.52	15'11"x 14'10"
Main Bedroom	4.39 X 3.02	14'5"x 9'11"
Bedroom two	3.31 X 2.90	10'10" x 9'6"
Balcony	3.00 X 1.38	10'0" x 4'6"

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



