1 GALLOP PLACE, STANBRIDGE EARLS

2 2

AUDLEY VILLAGES

This delightful 2 bedroom ground floor apartment combines character and comfort, featuring well-proportioned living spaces filled with natural light and a welcoming atmosphere throughout. The sitting room provides an inviting space for relaxing and entertaining, while the kitchen area is thoughtfully arranged for modern day living and outdoor private patio.

The apartment offers two double bedrooms with the main bedroom benefitting from fitted wardrobes and a stylish en suite shower room. A separate modern fitted bathroom with overhead shower completes the accommodation.

Key feature

- 2 bedroom ground floor apartment with patio
- Luxury SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer/dryer
- En suite shower room and separate full bathroom

Guide Price £485,000

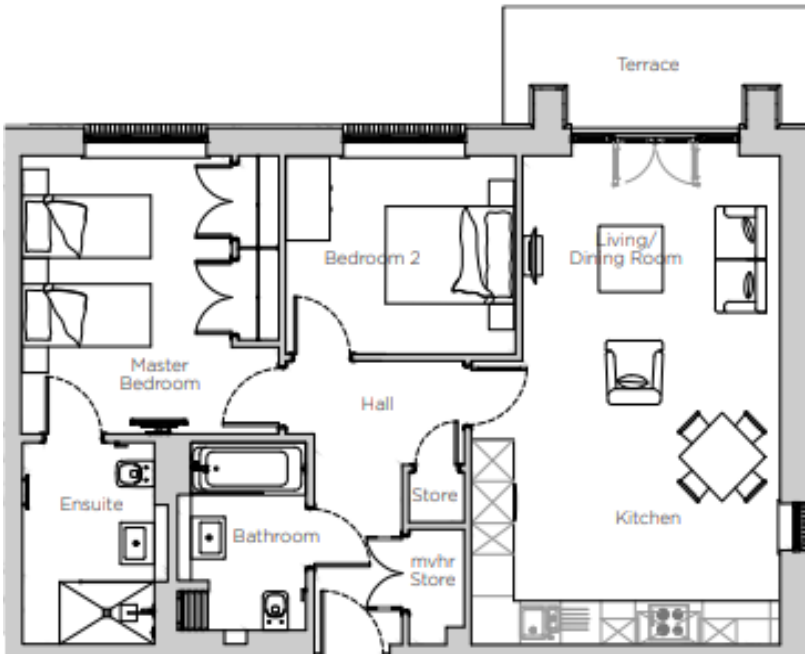
Fees

Monthly Management Fee:	£710.62 (option 2)
Annual ground rent:	£0
Annual parking:	£251.23
Council Tax Band:	D
Tenure:	Leasehold
Leasehold term:	250 years from October 2019

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%). Option dependent on property, as per the lease.

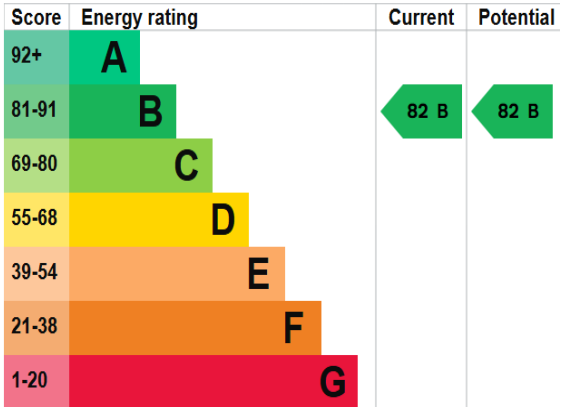
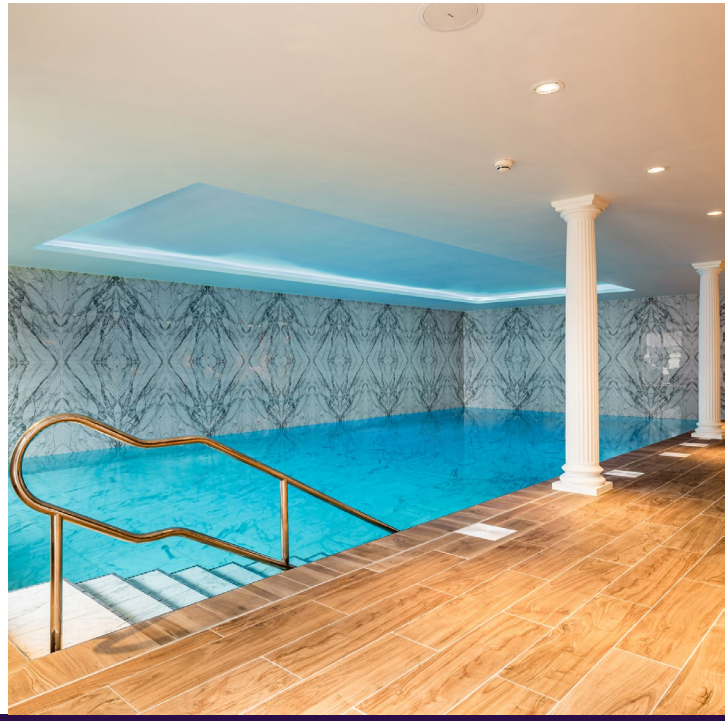
Viewing by appointment with the sales office.
01794 278 303 stanbridgesales@audleyvillages.co.uk

Internal Measurements	Metric (m)	Imperial (ft)
Living room & Kitchen	7.03 x 4.57	23'1" x 15'0"
Bedroom 1	4.00 x 3.82	13'1" x 12'6"
Bedroom 2	3.40 x 2.85	11'2" x 9'4"
Terrace	4.50 x 1.75	14'9" x 5'9"



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.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