

1 WEST COURT

Guide Price £645,000
(other fees apply)



It can only be Audley.



This ground floor apartment features three spacious bedrooms and a bright, open-plan kitchen, dining, and living area. Bedroom three offers flexibility and can also serve as a separate dining room if desired. Enjoy an east-facing terrace with scenic views of the village.

The main bedroom includes a walk-in wardrobe and a private ensuite with a walk-in shower. Both bedroom two and bedroom three are generously sized doubles, and there is a separate bathroom located off the wide hallway.

Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Living room with private terrace
- Master bedroom with ensuite & walk-in wardrobe
- Two further double bedrooms
- Villeroy & Boch bathroom
- Access to the Audley Club

Fees

Monthly management fee £662.29

Annual ground rent £500

Parking: No parking fees apply

Council Tax Band: E

Tenure: Leasehold

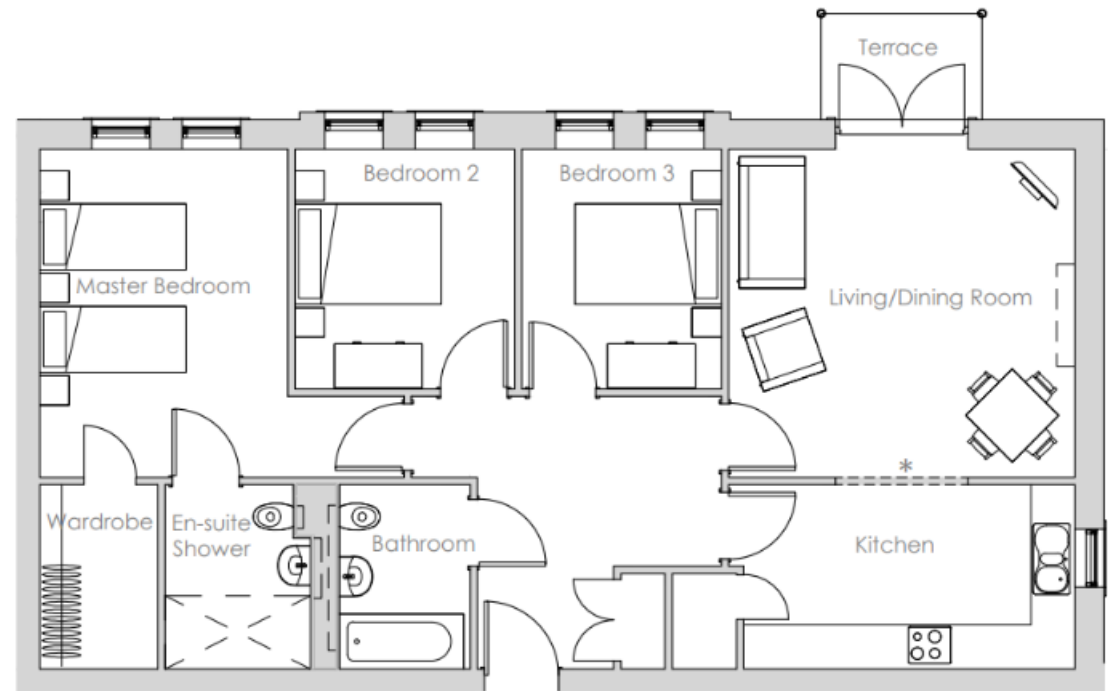
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 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, option dependent on property, as per the lease.

Viewing by appointment with the sales office.

01684 438 400 ellersliesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.73 X 4.49	15'6" X 14'9"
Kitchen	4.52 X 2.52	14'10" X 8'3"
Main Bedroom	4.49 X 3.39	14'9" X 11'1"
Bedroom two	3.28 X 3.00	10'9" X 9'10"
Bedroom Three	3.28 X 2.73	10'9" X 8'11"



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		

