



This delightful home 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 and dining areas are thoughtfully arranged for modern day living.

This spacious second floor property offers a good-sized bedroom with built-in wardrobes and en suite shower, open plan living room and kitchen and access to a walkout balcony

Key features

- Charming one bedroom second floor apartment
- South easterly aspect walk out balcony
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven
- En suite shower room, and separate family bathroom

Guide Price £450,000

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	7.62 x 4.70	25'0" x 15'5"
Bedroom	5.84 x 2.93	19'2" x 9'7"
Balcony	2.43 x 1.02	7'12" x 3'4"

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



