



This charming and spacious one bedroom ground floor apartment is ideally located within Audley Mote House retirement village, just a short distance from the central village amenities. The generous living and dining room offers direct access to a private patio area, providing a pleasant space to relax and enjoy the surroundings.

The bedroom features a double built-in wardrobe and an en suite shower room. The property also benefits from a guest bathroom and a SieMatic kitchen fitted with integrated appliances, including a fridge/freezer, dishwasher, oven, hob, microwave and washing machine.

Key features

- Private patio area
- En suite shower room in the bedroom, and a guest bathroom
- Permitted allocated parking
- SieMatic kitchen with integrated appliances including fridge/freezer dishwasher, oven, hob, microwave oven, and a washing machine
- Close to Mote House and central village amenities

Guide Price £390,000

Fees

Monthly Management Fee:	£1226.07
Annual ground rent:	£500
Annual parking:	No parking fees apply
Council Tax Band:	E
Tenure:	Leasehold
Leasehold term:	125 years from 2008

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. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room/Dining room	6.45 X 3.73	21'2" X 12'3"
Kitchen	2.96 X 3.01	9'8" X 9'11"
Bedroom	3.87 X 3.26	12'8" X 10'8"
Main bathroom	3.01 X 1.81	8'6" X 6'10"

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.

Energy rating	Current	Potential
A		
B	82 B	82 B
C		
D		
E		
F		
G		



