



This charming and unique one bedroom apartment, has a large triple aspect private roof terrace, which is south facing and has hillside views. Located on the second floor of Devonshire Court and a short walk to the main house facilities. With an open plan living/dining room leading onto the beautiful roof terrace area.

The main bedroom has built-in wardrobes and a Juliet balcony which brings in lots of natural light and views across the village towards the hills. There is a separate sizable family bathroom with a shower and a bath. Viewing is highly advised to appreciate this wonderful unique apartment.

Key features

- Unique south facing private roof terrace with beautiful views
- Spacious open plan lounge and kitchen
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Separate bathroom with shower and a bath
- Main bedroom is light and bright with Juliet balcony and fitted wardrobes
- Easy access via a lift and wide doorways throughout

£325,000

Fees

Monthly Management Fee:	£1,166.18
Annual ground rent:	£500
Annual parking:	No parking fees apply
Council Tax Band:	C
Tenure:	Leasehold 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%) Charges are dependent on property, as per the lease. Please speak to a sales consultant for more information.

Viewing by appointment with the sales office.
01629 733 337 stelphinssales@audleyvillages.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining room	4.20 X 3.69	13'9" x 12'1"
Kitchen	3.47 X 2.70	11'4" x 8'10"
Main Bedroom	3.68 X 3.65	12'1" x 12'0"
Terrace	6.14 X 4.93	20'2" x 16'2"
Total Sqft	613	

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.



