

26 KIRKEBY COURT

Guide Price £410,000
(other fees apply)



It can only be Audley.



This charming and spacious one-bedroom, first floor apartment has a prime location on the first floor of Kirkeby Court, close to all the central village amenities. The private balcony, accessed from the living/dining room, overlook the beautiful landscaped courtyard gardens. The property has been fully refurbished with new carpets and redecorated, giving it an "as new" feel. The main bedroom has 2 double built-in wardrobes, an en-suite shower room with Jack and Jill entry, with Villeroy & Boch sanitaryware.

Key Features:

- New carpet and redecoration
- Prime location on the 2nd floor in Kirkeby Court, with lift access
- En suite shower room
- Private balcony with views over the courtyard garden
- SieMatic fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Fees:

Monthly management fee option 2 £710.59

Annual ground rent: £0.00

Annual Parking: £251.23

Council Tax Band: D

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, please ask the sales team for more information.

Viewing by appointment with the sales office.

01794 278 303 wendy.griffith@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.95 X 5.10	22'10"
Master Bedroom	4.98 X 3.97	16'4"

Built in wardrobes in bedrooms have not been included in the overall dimensions.

Maximum measurements shown. All measurements are for guidance only and should not be relied upon.

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		



