



This is a charming and spacious two bedroom cottage with a separate study and both front and rear gardens.

The main bedroom has double built-in wardrobes, an en suite shower room. A further double bedroom with fitted wardrobes along with a separate study.

Key features

- Spacious kitchen/diner
- Two double bedrooms
- Separate study
- Beautiful gardens
- SieMatic kitchen with integrated appliances including fridge, freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room and separate bathroom

Guide Price £750,000

Fees

Monthly Management Fee:	£760.89
Annual ground rent:	£0
Annual parking:	Parking fees apply
Council Tax Band:	F
Tenure:	Leasehold
Leasehold term:	125 years from 17/11/2017

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.61 X 4.14	15'1"x13'7"
Kitchen/Dining	4.14 X 3.70	13'7"x 12'2"
Main Bedroom	4.14 X 3.76	13'7"x 12'4"
Bedroom two	4.14 X 3.70	13'7" x 12'2"
Study	2.48 X 2.10	8'2" 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.

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		



