3 WALLED GARDEN

Guide Price £565,000
(other fees apply)

2 2

It can only be Audley.

AUDLEY VILLAGES

Set within the exclusive Walled Garden, this charming two - bedroom mid-terrace cottage with study offers an ideal blend of character, comfort, and contemporary living in a secure and peaceful environment. The main bedroom has double built-in wardrobe, an en suite shower room and there is also a guest shower room, both with Villeroy & Boch sanitaryware.

Key Features

- Prime location in the Walled Garden
- Ensuite shower room & guest shower room
- Study
- Private patio courtyard garden
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Fees

Monthly management fee £1,281.67
Annual ground rent £500
Parking: £251.23 per annum

Council Tax Band: E
Tenure: Leasehold 250 Years from 01/03/2020

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.

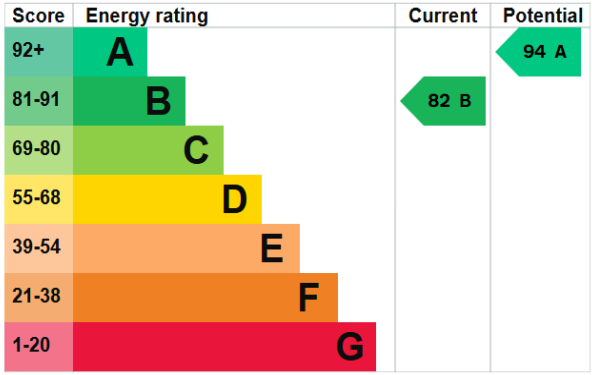
Viewing by appointment with the sales office.

01794 278 303 stanbridgesales@audleyvillages.co.uk

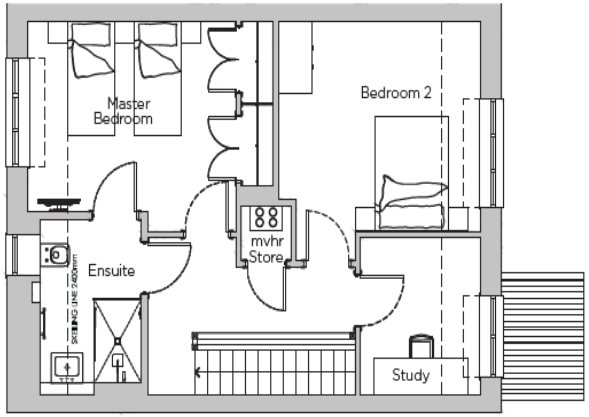
Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.74 X 4.25	15’7 X 13’11
Kitchen	3.78 X 3.08	12’5 X 10’1
Main Bedroom	3.97 X 3.50	13’0 X 11’6
Bedroom two	3.86 X 3.98	12’8 X 13’1
Study	2.29 X 2.61	7’6 X 8’7
Terrace	3.31 X 6.50	10’10 X 21’4

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

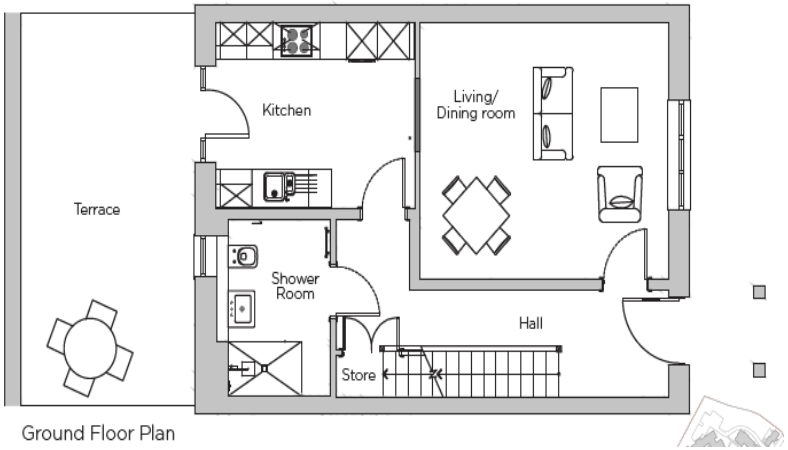
Furniture shown to illustrate possible room layouts and not included in sale.

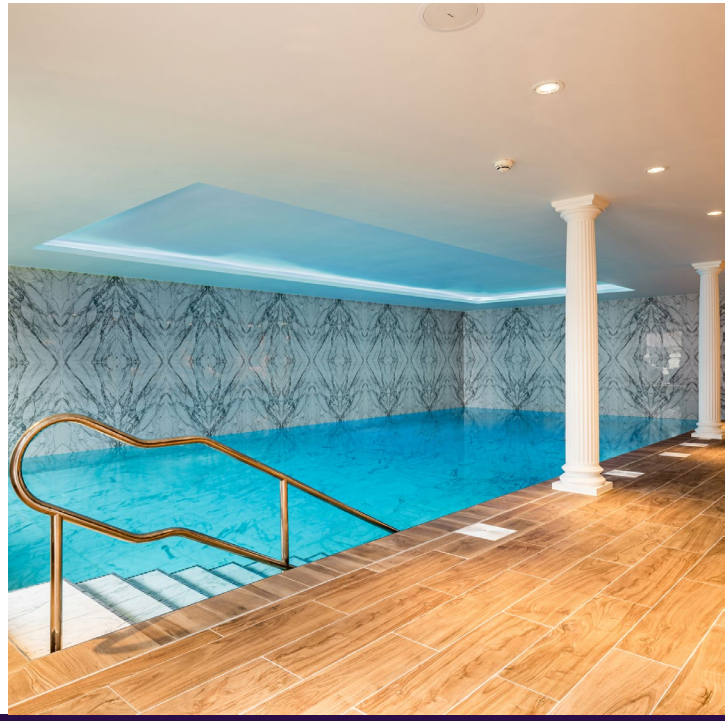


Cottage 3
Walled Garden
(Plot K13)



First Floor Plan



Ground Floor Plan

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