



This charming and spacious detached two-bedroom bungalow has a triple aspect overlooking the gardens and is privately located. With an open plan living/dining room leading onto the beautiful terrace areas.

The main bedroom has a built-in walk-in wardrobe and an en suite shower room. There is a second bedroom and separate family bathroom. Viewing is advised to appreciate this wonderful detached property.

Key features

- Detached bungalow
- En suite shower room in the main bedroom, and a guest bathroom
- Private terrace areas overlooking the gardens
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Conveniently located close to all the main house facilities
- Underfloor heating throughout

£395,000

Fees

Monthly Management Fee:	£712.21
Annual ground rent:	N/A
Annual parking:	No parking fees apply
Council Tax Band:	D

Tenure: Leasehold 250 years from 2021

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. 2% per year or part-year up to a maximum of 15 years (30%) Option 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



Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining room	4.93 X 5.07	16'2" x 16'8"
Kitchen	2.21 X 3.25	7'3" x 10'8"
Main Bedroom	4.93 X 3.00	16'2" x 9'10"
Bedroom Two	3.52 X 2.80	11'7" x 9'2"
Terrace	1.60 X 11.90	5'3" x 39'0"
Total Sqft	851	

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		117 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



