

7 DANVERS LODGE, STANBRIDGE EARLS

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A
AUDLEY
VILLAGES



This beautifully designed two bedroom apartment offers contemporary comfort and practicality within the peaceful surroundings of Stanbridge Earls Retirement Living Village. Thoughtfully laid out, this larger than average home provides elegant living spaces, modern conveniences and good size balcony. The principal bedroom has built-in wardrobes, en suite shower and in addition there is a family bathroom.

Key features

- Charming two bedroom apartment
- Located on the second floor with walkout balcony
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob and microwave oven
- En suite shower room in the bedroom, and additional full bathroom

Guide Price £595,000

Fees

Monthly Management Fee:	£1,274.88 (option 1)
Annual ground rent:	£0
Annual parking:	£251.23
Council Tax Band:	D
Tenure:	Leasehold
Leasehold term:	250 years from October 2019

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/ Kitchen	7.0 x 5.3	22'9" x 17'3"
Bedroom 1	5.4 x 3.3	17'7" x 10'8"
Bedroom 2	5.5 x 3.4	18'0" x 11'1"

Note: Dashed line indicates roof skeling line at 2.4m

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



