



A fabulous ground floor two bedroom apartment with private terrace. The apartment has an open plan kitchen/dining/living room with dual aspect and french doors leading to the terrace.

The main bedroom has an en suite shower room and double fitted wardrobes. The second double bedroom and further bathroom lead off the spacious hall.

### Key features

- Private terrace
- Open plan kitchen and living/dining room with stunning views
- Main bedroom with fitted wardrobes.
- Fully fitted SieMatic kitchen with Corian worktops an integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and Main Bathroom
- Guest Suite Access

### Guide Price £425,000

#### Fees

|                         |                     |
|-------------------------|---------------------|
| Monthly Management Fee: | £769.42             |
| Annual ground rent:     | £0                  |
| Annual parking:         | £344.13             |
| Council Tax Band:       | E                   |
| Tenure:                 | Leasehold           |
| Leasehold term:         | 250 years from 2018 |

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 / Dining room | 4.81 x 4.17 | 15.10" x 13'8" |
| Kitchen                   | 3.28 x 2.57 | 10.9" x 8'5"   |
| Main Bedroom              | 3.72 x 3.32 | 12'3" x 10'11" |
| Bedroom Two               | 3.74 x 2.85 | 12'3" x 9'4"   |
| Total Sq Ft. 928          |             |                |

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+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      | 83   <b>B</b> | 83   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |



