



This charming two bedroom apartment is located in a prime location on the ground floor of Kenne Court, close to all the central village amenities. The private patio is accessed from the living room.

The main bedroom has double built-in wardrobes, an en suite shower room and separate bathroom, both with Villeroy & Boch sanitaryware.

Key features

- Prime ground floor location
- South-easterly aspect patio
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and washer/dryer
- En suite shower room, and separate family bathroom

Guide Price £525,000

Fees

Monthly Management Fee:	£710.59 (Option 2)
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/Dining/ Kitchen	7.60 x 4.70	24'9" x 15'4"
Bedroom 1	4.00 x 3.60	13'1" x 11'8"
Bedroom 2	3.40 x 3.30	11'1" x 10'8"

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		



