



A spacious, sought after two bedroom, ground floor apartment. The property benefits from a large, dual aspect kitchen/lounge which allows sunlight to flood in. The french doors open onto an east facing terrace. The main bedroom has double wardrobes and an en suite step-free shower room. The apartment has a fully equipped SieMatic kitchen with integrated Neff appliances including Neff fridge/freezer, Neff fan assisted oven, hob, dishwasher. There is a washer/dryer in a separate laundry cupboard and ample storage.

Situated centrally in the village with good access to both the main house with its restaurant, bistro, pool and health club and the village hall for the exercise classes and the sports activities.

Key features

- Prime location with easy access to village hall and main house
- En suite shower room in main bedroom
- Private terrace
- SieMatic and Corian kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Allocated parking space, free of charge
- Guest suite for visitor use (subject to costs and availability)

Guide Price £735,000

Fees

Monthly Management Fee:	£1,451.34
Annual ground rent:	n/a
Council Tax Band:	E
Tenure:	Leasehold
Leasehold term:	250 years from 01/12/2019

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, please ask the sales team for more information. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%). Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	8.86 x 4.88	29'1" x 16'0"
Main Bedroom	4.34 x 3.00	14'2" x 9'8"
Bedroom two	3.30 x 2.91	10'8" x 9'5"
Terrace (approx.)	4.00 x 2.40	13'1" x 7'9"
Total sq ft 990		

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



