



This sought after, east-facing, first floor apartment has a prime location close to the Main House with all the central village amenities including bistro, restaurant, pool and health club. The balcony is accessed from the living/dining room via patio doors. SieMatic kitchen with integrated appliances which include fridge/freezer, dishwasher, oven, hob, microwave and washer/dryer and Quooker hot tap.

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

Key features

- Prime location near the main house,
- En suite bathroom with step-free shower in the main bedroom
- Guest bathroom with shower
- Private balcony with lovely views
- SieMatic/ Corian kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, washer dryer and Quooker hot tap
- Allocated parking space, free of charge
- Guest suite for visitor use (subject to costs and availability)

Guide Price £695,000

Fees

Monthly Management Fee:	£1,385.61
Annual ground rent:	£500
Council Tax Band:	E
Tenure:	Leasehold
Leasehold term:	125 years from 01/10/2015

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	4.91 x 4.47	16'1" x 14'7"
Kitchen	4.28 x 3.09	14' x 10'12"
Main Bedroom	4.35 x 3.03	14'3" x 9'9"
Bedroom two	3.11 x 3	10'2" x 9'8"
Balcony (approx.)	3.48 x 1.75	11'4" x 5'7"
Apartment sq ft 950		

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		



