11 KENNE COURT, STANBRIDGE EARLS

2 2

AUDLEY VILLAGES



This well-presented home combines character with comfortable, well-proportioned living spaces, enhanced by natural light throughout. The sitting room offers a practical setting for relaxing and entertaining, with direct access to a private terrace, while the kitchen is thoughtfully designed for modern living.

The main bedroom includes double built-in wardrobes and an en suite shower room. A separate bathroom is also provided, with both rooms featuring Villeroy & Bosch sanitaryware.

Key features

- Charming two-bedroom ground floor apartment
- Private terrace
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, washer/dryer, oven, hob, microwave oven
- En suite shower room and separate bathroom

Guide Price £545,000

Fees

Monthly Management Fee:	£710.62 (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







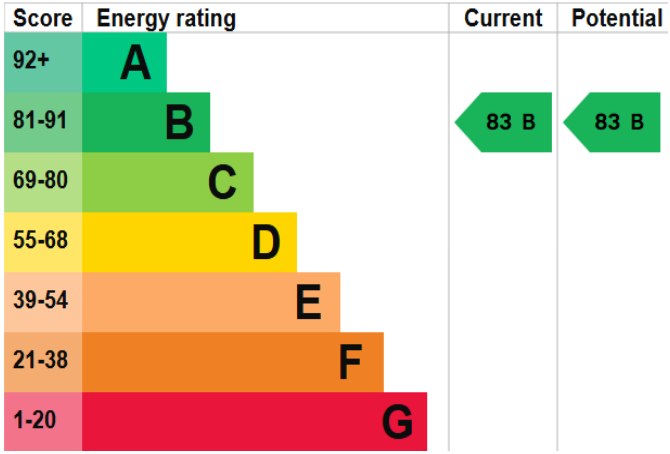






Internal Measurements	Metric (m)	Imperial (ft)
Living Room/ Dining Room/ Kitchen	8.10 x 3.70	26'5" x 12'1"
Bedroom 1	4.30 x 3.60	14'1" x 11'8"
Bedroom 2	3.80 x 3.20	12'4" x 10'4"





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.








Stanbridge Earls







