23 WILLICOMBE PARK, WILLICOMBE PARK

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AUDLEY VILLAGES



A rare opportunity to purchase a two-bedroom cottage with access to a private rear terrace. This recently redecorated cottage is in a peaceful setting within Audley Willicombe Park and comes with a rear garden terrace, ideal for enjoying a morning coffee or spending time outdoors. The lounge/diner provides an inviting space for both relaxing and entertaining. The separate fitted kitchen includes a fridge/freezer, oven, gas hob, extractor, dishwasher, washing machine and separate tumble dryer. The main bedroom has fitted wardrobes and en suite cloakroom. The second bedroom also has fitted wardrobes which completes the property.

23 Willicombe Park is conveniently located close to the Audley village amenities, which includes the owners lounge, hydro-therapy pool, restaurant, bistro, library and the fitness studio.

Key features

- Rear terrace ideal to enjoy a morning coffee
- Gas central heating and double glazing
- Guest Suite available for visiting family and friends
- Convenient location to all village amenities
- Parking permit available at no additional cost
- Vacant possession

Guide price £420,000

Fees

Monthly Management Fee:	£1,064.58
Deferred Management Charge:	1.5% per year of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 5
Annual ground rent:	£200.00
Council tax band:	D
Tenure:	Leasehold
Leasehold term:	125 years from 01/03/1999

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. The deferred management charge is payable on change of occupier or owner and based on the final achieved sale price or the open market value, whichever is greater.

Viewing by appointment with the sales office.

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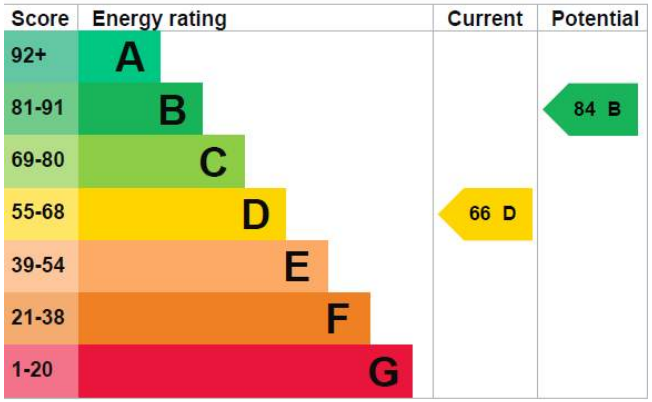
Dimensions

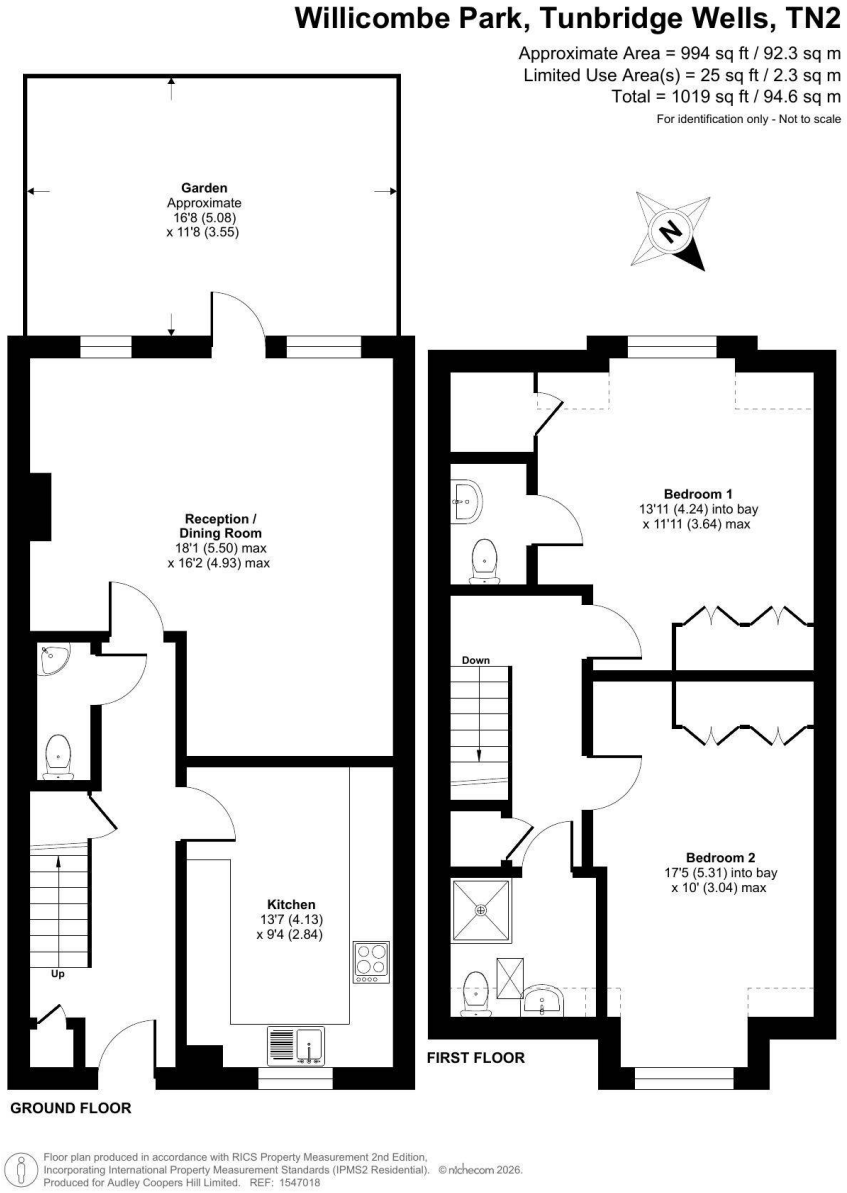
Room	Size (metres)	Size (ft/inches)
Lounge / Dining Room	5.50 X 4.93	18’1’’ X 16’2’’
Kitchen	4.13 X 2.84	13’7’’ X 9’4’’
Bedroom 1	4.24 X 3.64	13’11’’ X 11’11’’
Bedroom 2	5.31 X 3.04	17’5’’ X 10’0’’

Property size: 1,011 sq ft

EPC rating



Floor plan



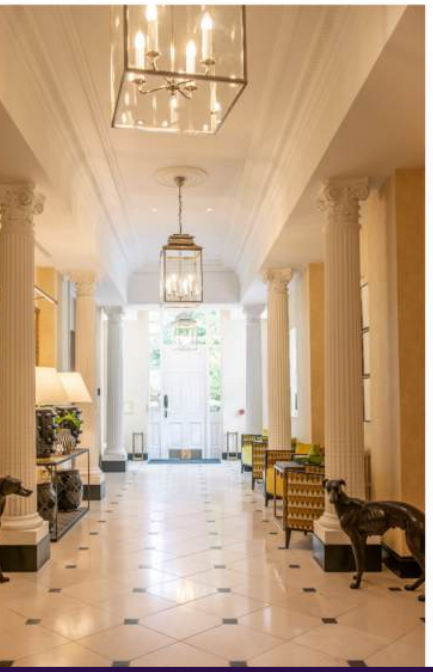
Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown. Furniture shown to illustrate possible room layouts and not included in sale.














Garden

