24 KIRKEBY COURT, STANBRIDGE EARLS

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AUDLEY VILLAGES



This spacious second floor apartment offers elegant and comfortable living in a prime position within Stanbridge Earls. Enjoying a desirable southerly aspect, the balcony overlooks the beautifully maintained grounds and faces towards the Manor House, providing an attractive outlook and an abundance of natural light throughout the day.

The property features generously proportioned rooms designed for modern living, with a welcoming lounge that opens onto the balcony creating the perfect space for relaxing or entertaining. Three well appointed bedrooms, providing flexible accommodation for owners and visiting family or friends. The main bedroom benefits from an en suite shower.

Key features

- Spacious three-bedroom second floor apartment
- Southerly aspect balcony facing towards the Manor House
- SieMatic kitchen with integrated appliances including oven, microwave, hob, fridge/freezer, dishwasher and additional under counter freezer
- Utility room with washer/dryer
- En suite shower room in the bedroom, and a guest bathroom

Guide Price £799,950

Fees

Monthly Management Fee:	£1,281.67 (Option 1)
Annual ground rent:	£500
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



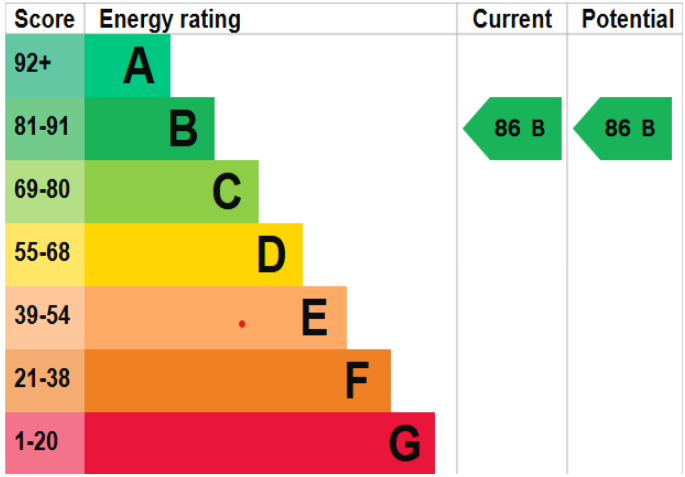


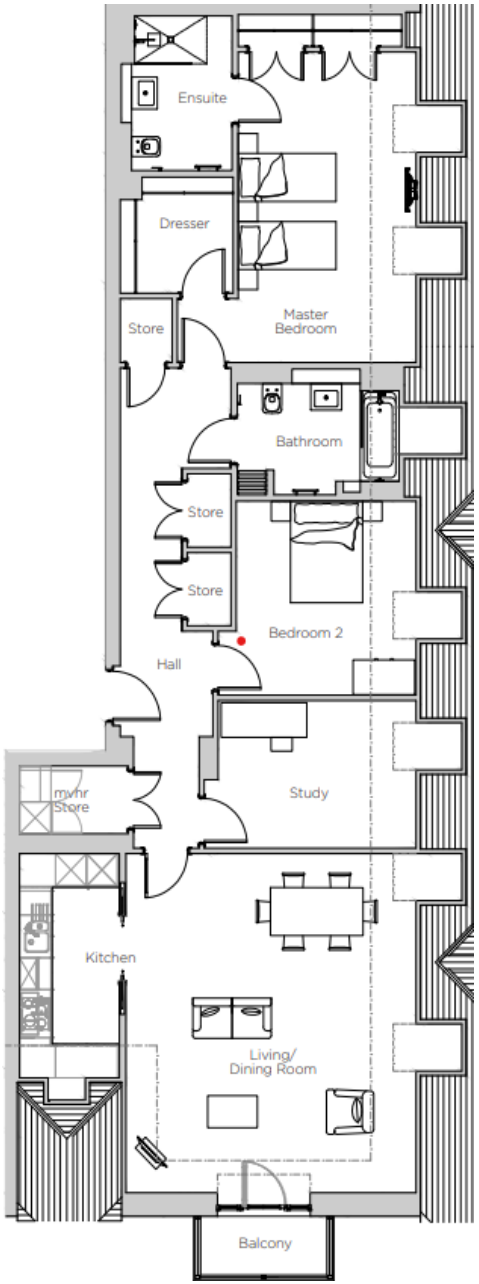



Internal Measurements	Metric (m)	Imperial (ft)
Living Room & Kitchen	7.70 x 6.36	25'3" x 20'10"
Bedroom 1	5.82 x 4.64	19'1" x 15'3"
Bedroom 2	3.85 x 3.64	12'8" x 11'11"
Bedroom 3	4.11 x 2.77	13'6" x 9'1"

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



