



This three bedroom dual aspect spacious apartment has ample storage throughout and is conveniently located on the first floor of Robinson Court. The light and bright lounge has a dual aspect with French doors leading to the private balcony.

The main bedroom and the second bedroom have fitted wardrobes. There is an en suite shower room in the main bedroom and a separate guest bathroom. The generous third bedroom has ample room for a double bed but could also be used as a hobby room. This is a vast property and viewing is advised.

Key features

- Dual aspect living/dining room with French doors leading to a private balcony
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Main bedroom with en suite shower room and fitted wardrobes
- Second bedroom with fitted wardrobes
- Separate guest bathroom with a shower
- Generous third bedroom or dining room
- Electric underfloor heating throughout
- Easy access via a lift and wide doorways throughout

£495,000

Fees

Monthly Management Fee:	£1,166.18
Annual ground rent:	£250
Annual parking:	No parking fees apply
Council Tax Band:	D
Tenure:	Leasehold 125 years from 2008

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. 1% per year or part-year up to a maximum of 15 years (15%) Charges are dependent on property, as per the lease. Please speak to a sales consultant for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining room	5.05 x 5.40	16'6" x 17'8"
Kitchen	2.70 x 3.60	8'10" x 11'9"
Main Bedroom	6.70 x 2.85	21'11" x 9'4"
Second Bedroom	4.95 x 2.85	16'2" x 9'4"
Third Bedroom/ Study	2.90 x 3.60	9'6" x 11'9"
Total Sqft	1,258	

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



