



2 Mason Court

Guide Price £399,995
(other fees apply)



It can only be Audley.



A wonderful ground floor two-bedroom apartment with south facing private terrace. Featuring a separate kitchen and spacious living room with French doors leading to the terrace. Two generous sized bedrooms with ensuite and separate bathroom

Key Features

- South facing apartment
- Private terrace
- Main bedroom with fitted wardrobes
- Fully fitted SieMatic kitchen with Corian worktops an integrated fridge, freezer, oven, microwave and dishwasher
- Ensuite and separate WC
- Lift access

Fees

Monthly management fee: £701.47
Annual ground rent: £500
Parking: Parking fees apply

Council Tax Band: E
Tenure: Leasehold

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%), Options 1-2 correspond to Options 1-2 for the Monthly Management Fee, option dependent on property, as per the lease.

Viewing by appointment with the sales office.
01684 438 400 ellersliesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room	6.02 x 3.69	19.9" x 12'1"
Kitchen	2.64 x 3.36	8.8" x 11'0"
Main Bedroom	3.60 x 2.89	11'10" x 9'6"
Bedroom Two	3.07 x 3.38	10'1" x 11'1"
Total Sq Ft. 908		



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	Pote
92+	A		
81-91	B	83 B	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

