

17 Redwood Drive

Guide Price £750,000
(other fees apply)



It can only be Audley.



This rear south facing, two bedroom with separate study cottage is located in a beautiful location with greenery views and cricket ground. This stunning cottage has an open plan kitchen, living room with pocket doors to optionally close off and French doors leading onto the private terrace. The main bedroom has fitted wardrobes and an en suite with walk-in shower a Jack/Jill door has been added to this ensuite to give access from the landing also. A further double bedroom and study. A separate shower room from the spacious hallway is located on the ground floor.

Key Features

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- South Facing with Cricket Ground Views
- Main Bedroom with En Suite & Fitted Wardrobes
- Ground Floor Shower Room
- Villeroy & Boch bathroom
- Access to the Audley Club
- Guest Suite Available

Fees

Monthly management fee £1,445.93

Annual ground rent £500

Parking: Parking fees apply

Council Tax Band: F

Tenure: Leasehold

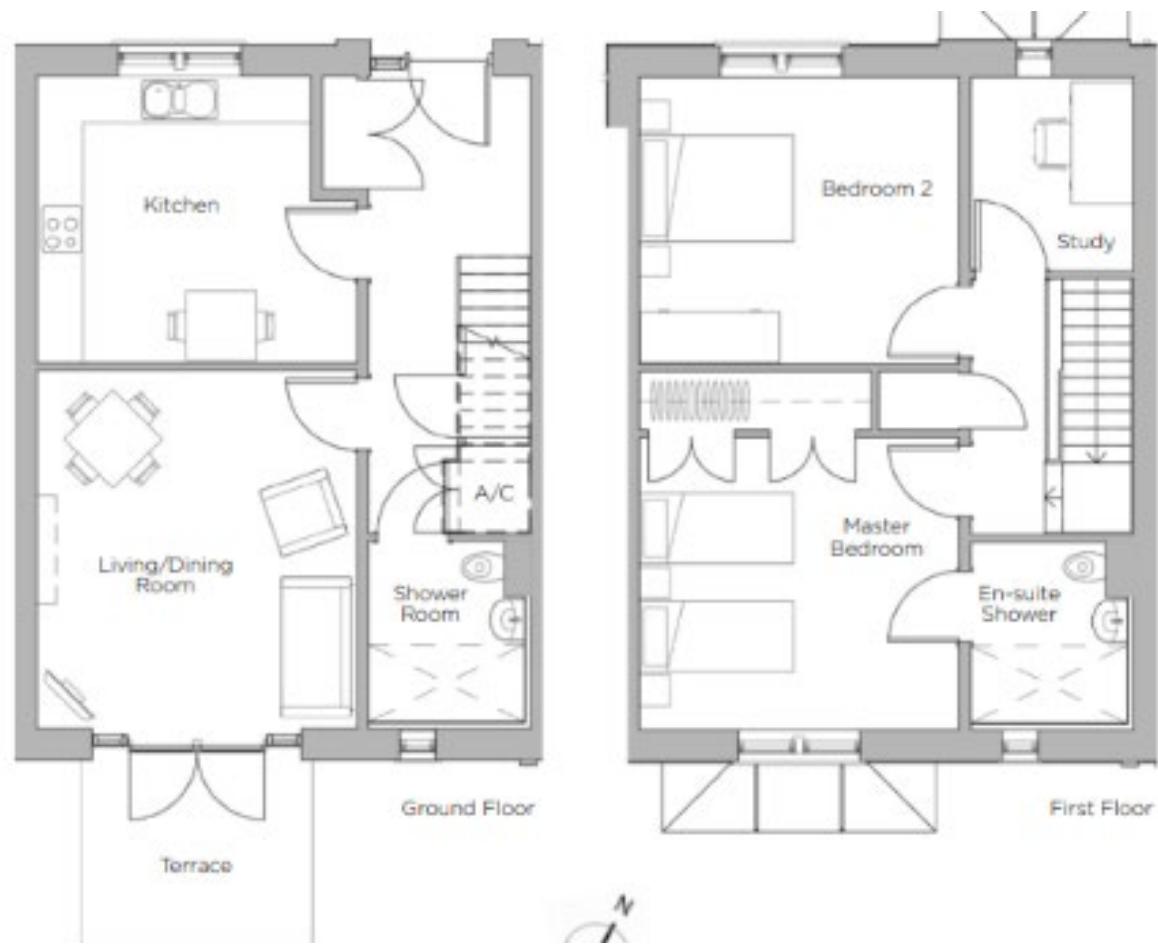
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.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

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

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.62 x 4.14	15'2" x 13'7"
Kitchen	4.14 x 3.70	13'7" x 12'2"
Main Bedroom	4.14 x 3.77	13'7" x 12'4"
Bedroom two	4.14 x 3.70	13'7" x 12'2"
Study	2.50 x 2.10	8'2" x 6'11"

