



This is a charming and spacious two bedroom, ground floor west-facing apartment with a private terrace. An open plan kitchen with through lounge gives it a light and airy feel.

The main bedroom has double built-in wardrobes and there is a further double bedroom. The en suite shower room and separate bathroom both have Villeroy & Boch sanitaryware.

### Key features

- Spacious kitchen
- Two double bedrooms
- Private west-facing terrace
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- En suite shower room and separate bathroom

### Guide Price £550,000

#### Fees

|                         |                           |
|-------------------------|---------------------------|
| Monthly Management Fee: | £1283.19                  |
| Annual ground rent:     | £500                      |
| Annual parking:         | Parking fees apply        |
| Council Tax Band:       | D                         |
| Tenure:                 | Leasehold                 |
| Leasehold term:         | 125 years from 17/11/2017 |

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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| Internal Measurements | Metric (m)  | Imperial (ft)  |
|-----------------------|-------------|----------------|
| Living room/Dining    | 5.79 X 4.07 | 16'0" X 13'04" |
| Kitchen               | 3.70 X 2.48 | 12'2" X 8'2"   |
| Main Bedroom          | 4.44 X 3.02 | 14'7" X 9'11"  |
| Bedroom two           | 3.35 X 3.23 | 11'0" X 10'7"  |
| Terrace               | 2.20 X 1.45 | 7'3" X 4'9"    |

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             |         |           |



