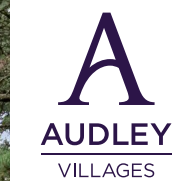


4 Hudson Place

£395,000
(other fees apply)



It can only be Audley.



This charming and spacious detached two-bedroom bungalow has a triple aspect overlooking the gardens and is privately located. With an open plan living/dining room leading onto the beautiful terrace areas. The main bedroom has a built-in walk-in wardrobe and an en-suite shower room. There is a second bedroom and separate family bathroom. Viewing is advised to appreciate this wonderful detached property.

Key Features

- Detached bungalow
- En suite shower room in the main bedroom, and a guest bathroom
- Private terrace areas overlooking the gardens
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Underfloor heating throughout
- Conveniently located close to all the main house facility's
- Allocated parking space available on a permit basis. Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly Management Fee: £712.21

Annual ground rent: N/A

Parking: No parking fees apply

Council Tax Band: D

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. 1.75% first year or part-year then 0.75% every year after, or 1% per year or part-year up to a maximum of 15 years (15%), OR 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.

01629 733 337 stelphinssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining room	4.93 X 5.07	16'2" x 16'8"
Kitchen	2.21 X 3.25	7'3" x 10'8"
Main Bedroom	4.93 X 3.00	16'2" x 9'10"
Bedroom Two	3.52 X 2.80	11'7" x 9'2"
Terrace	1.60 X 11.90	5'3" x 39'0"
Total Sqft	851	

Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

