

4 CROMPTON CLOSE, ST ELPHIN'S PARK

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AUDLEY
VILLAGES



This south-east facing, two bedroom, first floor apartment has a triple aspect overlooking the landscaped gardens and is conveniently located close to the main house facilities.

The main bedroom has a built-in wardrobe and an en suite shower room. There is also a second bedroom and separate family bathroom. A welcoming hallway leads right through the property to the vast, light and bright lounge/diner. Viewing is advised to appreciate this wonderful property.

Key features

- Triple aspect spacious living/dining room with views across the landscaped gardens
- Main bedroom with fitted wardrobes and en suite shower room
- Second bedroom with separate guest bathroom
- Kitchen with integrated appliances including fridge freezer, dishwasher, oven, induction hob, microwave oven, and a washer dryer
- Gas central 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

£435,000

Fees

Monthly Management Fee:	£646.49
Annual ground rent:	£100
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. 2% first year or part-year up to a maximum of 15 years (30%), as per the lease. Please speak to a sales consultant for more information.

Viewing by appointment with the sales office.
01629 733 337 stelphinssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining room	4.70 X 6.85	15'6" x 22'6"
Kitchen	3.05 X 2.55	10'1" x 8'4"
Main Bedroom	3.20 X 4.50	10'6" x 14'10"
Bedroom Two	2.60 X 4.50	8'8" x 14'11"
Total Sqft	1046	



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

