

# 14 Gabriel Place





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### Three bedroom pre owned apartment

This charming second floor apartment has a large living/dining room that enjoys direct access to the private south-facing balcony and a smart TV. There are three good sized bedrooms, including the spacious main bedroom which benefits from fitted wardrobes and an en suite shower room. The property is perfectly finished by a separate luxury SieMatic kitchen with integrated appliances including a self-cleaning oven, a frost-free fridge freezer and Corian worksurfaces.

#### Property specifications

- Spacious south-facing apartment
- Private balcony
- Undercover access to the main facilities and a short walk to the village car park
- Large main bedroom with an en suite shower room
- Luxury SieMatic kitchen
- Light fittings and curtains are included

Guide Price £490,000 (other fees apply)

Monthly management fee £904.31

Annual ground rent £500

Council Tax Band: E

Viewing by appointment with the sales office.

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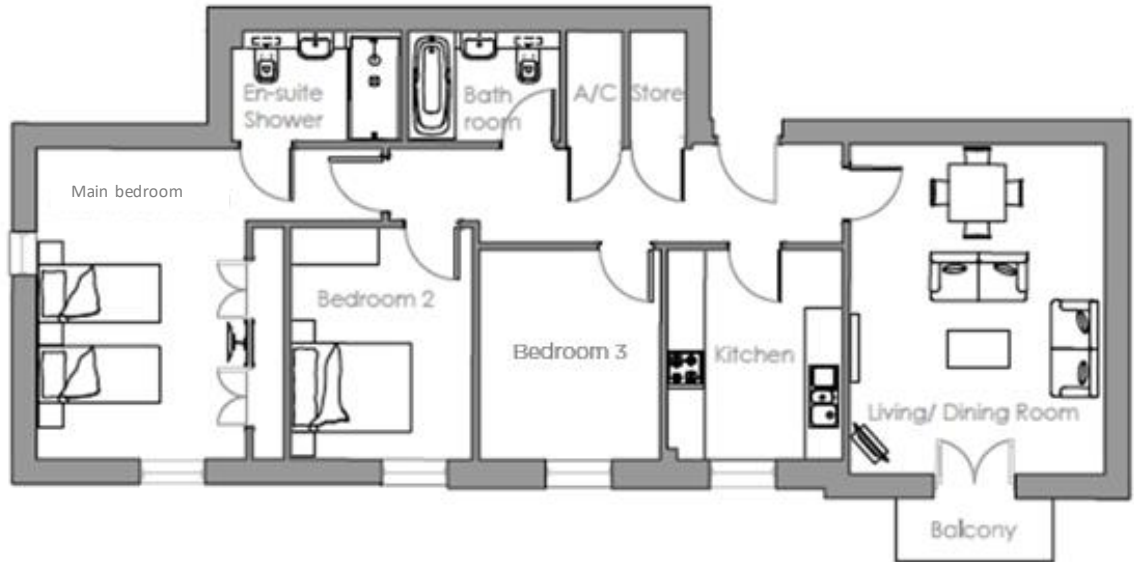


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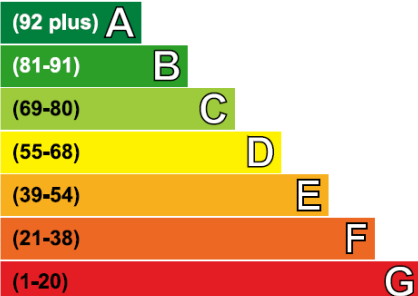
Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.22 x 4.04	17'1" x 13'3"
Kitchen	3.32 x 2.78	10'10" x 9'1"
Main Bedroom	5.46 x 4.92	17'11" x 16'1"
Bedroom 2	3.67 x 2.87	12'0" x 9'5"
Bedroom 3	3.32 x 2.87	11'9" x 9'5"

Total Sq.Ft 1044

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
89	89

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