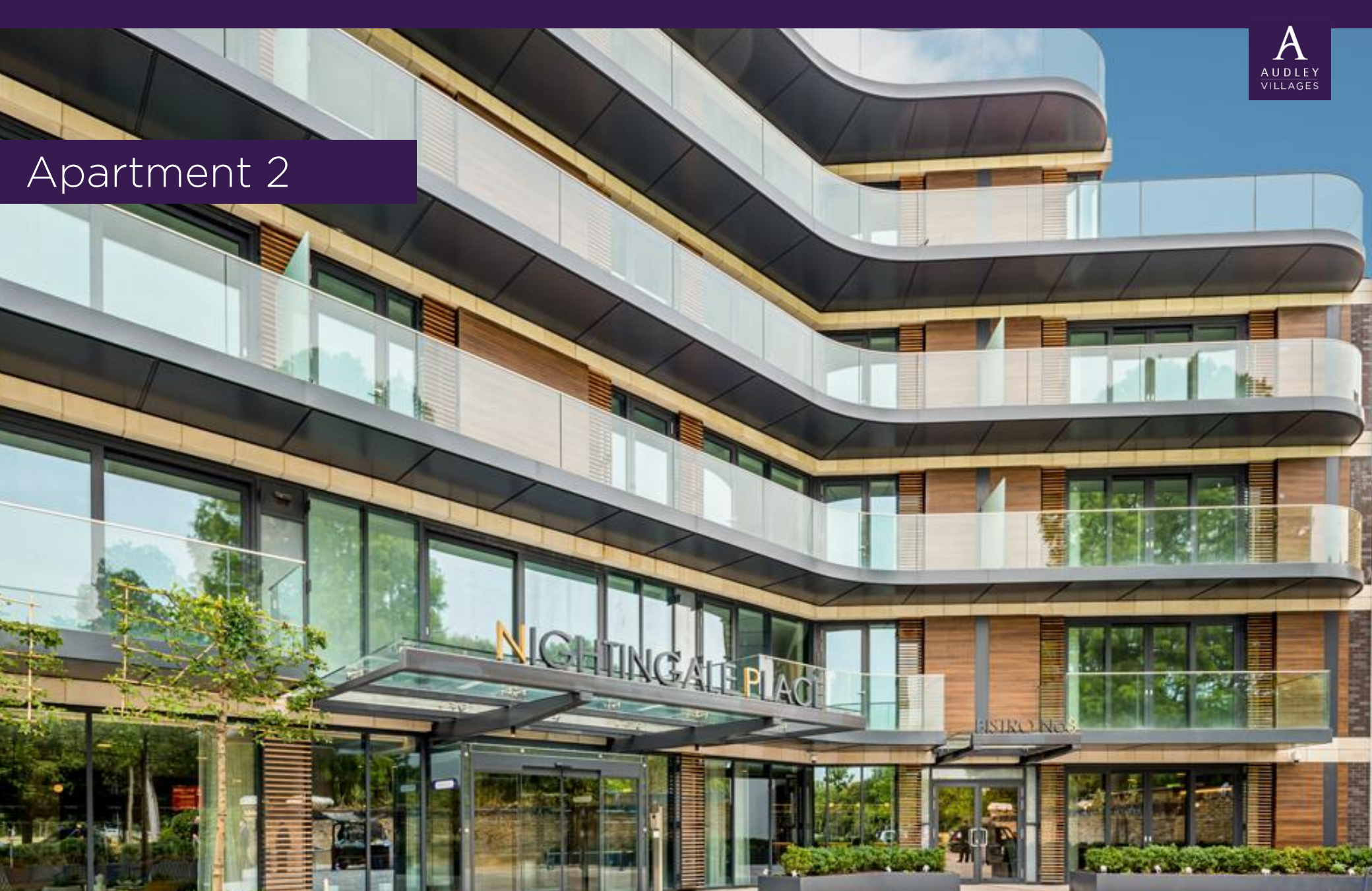


Apartment 2



Apartment 2

1 bedroom apartment

A beautifully presented one bedroom, ground floor apartment with the bedroom benefitting from an ensuite/Jack and Jill shower room and double fitted wardrobes. The luxury kitchen features integrated Miele appliances including dishwasher, fridge/freezer and oven and offers open plan living, leading out to the private terrace which is also accessible via the bedroom.

Property specifications

- Ground floor apartment
- A large double bedroom with fitted wardrobes
- Jack and Jill bathroom to main bedroom
- Modern kitchen with integrated appliances
- Open plan kitchen/living/dining room
- Private balcony accessible from living room and bedroom
- Membership to the Audley Club

Guide Price £720,000 (other fees apply)

Monthly management fee: Option 1: £1,269.65
Option 2: £737.45

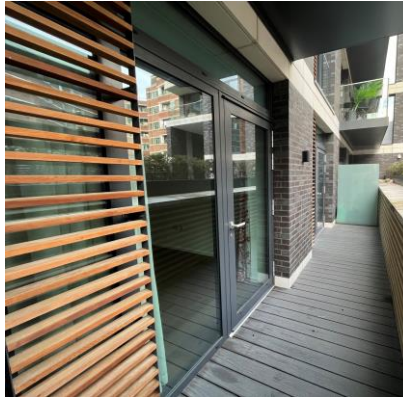
A deferred management charge applies to this property, please ask the sales team for more information.

Council Tax Band: E

Viewing by appointment with the sales office.

020 3802 1580

nightingalesales@audleyvillages.co.uk



Apartment 2

Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	5.8 x 3.5	19'0" x 11'6"
Kitchen	3.1 x 2.9	10'2" x 9'6"
Main Bedroom	4.0 x 3.4	13'1" x 11'2"
Terrace	1.2 x 7.2	3'11" x 23'7"

Total Sq ft. 682

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



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		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office.
April 2022

