

# 12 Elmsley Lodge





## Two bedroom first floor apartment

This two bedroom first floor apartment has fitted wardrobes and an en suite shower room in the main bedroom. The living/dining room has double doors leading to a private balcony.

The property is close to Clevedon House and all of its amenities including the Clevedon Restaurant and the Audley Club.

### Property specifications

- Extensive countryside views
- Living/dining room with glass doors to the balcony
- Modern fitted kitchen with integrated appliances
- Main bedroom with fitted wardrobes and en suite shower room
- Guest bathroom

**£375,000 (other fees apply)**

Monthly management fee: £854.57

Annual ground rent: £250

Bistro credit: £73.74

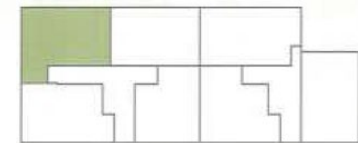
Viewing by appointment with the sales office.



# 12 Elmsley Lodge

Internal Measurements	Metric (m)	Imperial (ft)
Living/ Dining room	5.85 x 4.10	19'2" x 13'5"
Kitchen	3.05 x 3.25	10'0" x 10'8"
Main Bedroom	3.25 x 4.50	10'8" x 14'9"
Bedroom two	2.80 x 3.20	9'2" x 10'6"
Total sq. ft.: 901		

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



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   <b>B</b>	82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. April 2022.



