

# Audley Clevedon

15 Elmsley Lodge  
One bedroom first floor pre-owned apartment



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining room	4.60m x 3.60m	15'5" x 12'0"
Kitchen	3.60m x 2.60m	11'9" x 8'7"
Master Bedroom	4.10m x 4.70m	13'7" x 15'5"

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	79	80
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

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Built in wardrobes in bedrooms have not been included in the overall dimensions.  
Maximum measurements shown. These pages are intended for marketing purposes only.  
Designs vary according to plot and all details should be checked at the Sales office.  
July 2015



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## One bedroom first floor apartment

This one bedroom first floor apartment has a separate kitchen and a large, south-facing living/dining room leading onto a small balcony. There is a well-appointed master bedroom that is enhanced by fitted wardrobes and an en suite bathroom. Located in Elmsley Lodge, the property is close to Clevedon House, home to the Clevedon restaurant and the Audley Club.



## Property specifications

- South-facing balcony accessed from living/dining room
- Separate kitchen with fitted appliances
- Master bedroom with fitted wardrobes and an en suite bathroom
- Two large storage cupboards in the hallway
- Guest cloakroom



## Guide Price **£280,000** (other fees apply)

Monthly management fee £800.29  
Annual ground rent £500

Viewing by appointment with the sales office.

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