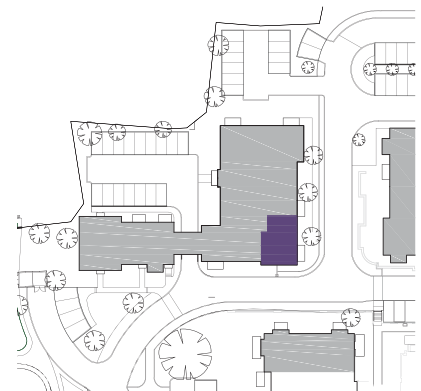
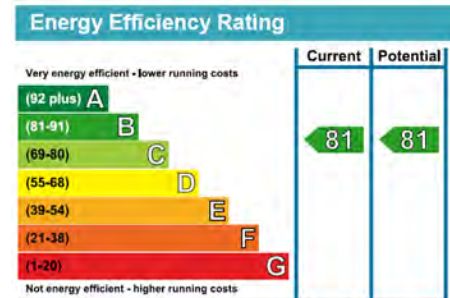
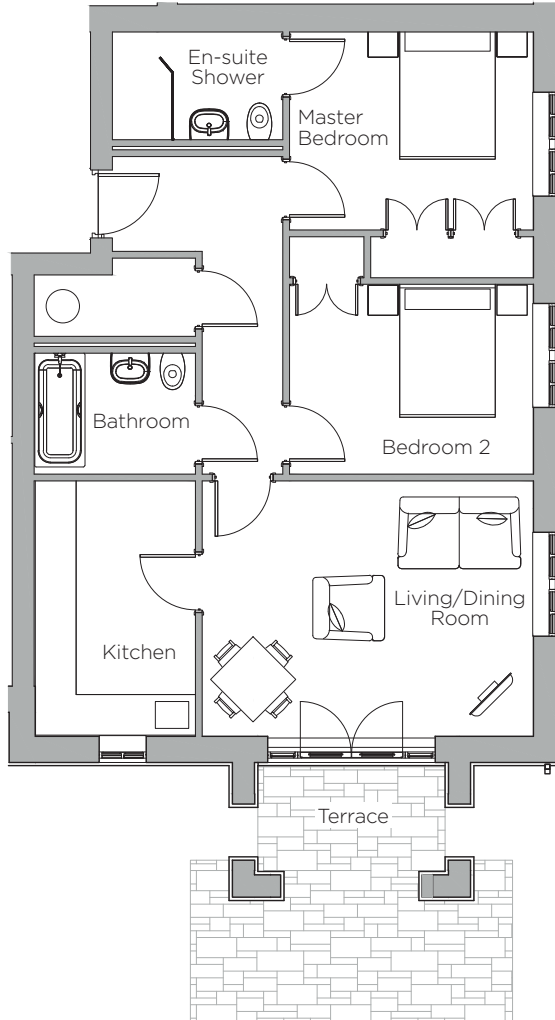


Audley St Elphin's Park

3 Pollard Way
Ground Floor Pre-owned Apartment



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.94m x 3.81m	16'2" x 12'6"
Kitchen	3.81m x 2.41m	12'6" x 7'11"
Master Bedroom	3.64m x 2.95m	11'11" x 9'8"
Bedroom 2	3.64m x 2.83m	11'11" x 9'3"
Terrace (approx)	4.8m x 2.4m	15'9" x 7'10"

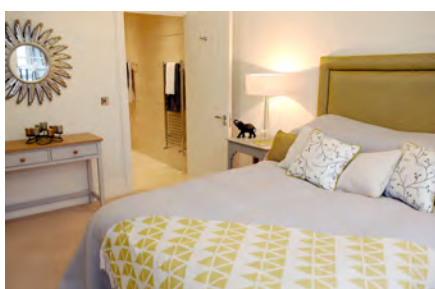
Audley St Elphin's Park
St Elphin's Park, Dale Road South, Darley Dale, Matlock, DE4 2RU
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www.audleyvillages.co.uk

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.
November 2017



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3 Pollard Way
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Bedroom photo for illustration purposes only.

2 bed ground floor apartment

This ground floor dual aspect south facing apartment has a private terrace that can be enjoyed all year round. The spacious and bright living/dining room leads out onto the terrace. Just minutes from the Audley Club facilities, including the gymnasium, swimming pool, bar and bistro, in St Elphin's House, it is a superb location with excellent positioning.

Property specifications:

- Private south facing terrace
- Good size master bedroom with en-suite shower and fitted wardrobes
- Siematic kitchen with Corian worktops and integrated electrical goods
- Luxury Villeroy & Boch second bathroom with Hansgrohe fittings

Price £310,000 (other fees apply)

Monthly Management Fee £705.71

Annual Ground Rent £500

Viewings by appointment with the sales office

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