

Apartment 36



Apartment 36

1 bedroom apartment

A beautiful one-bedroom apartment, located on the second floor with east facing views. The modern integrated kitchen is fully equipped with the latest Miele appliances and offers open plan living with the living/dining room. The spacious main bedroom features fitted wardrobes, an ensuite shower room and direct access to a private balcony.

Property specifications

- Entrance hall with large storage cupboards
- Spacious main bedroom with fitted wardrobes
- West facing, amazing sunset views
- Second floor with lift access
- Parking available to rent
- Private balcony accessible from the main bedroom and living/dining room

Guide Price £660,000 (other fees apply)

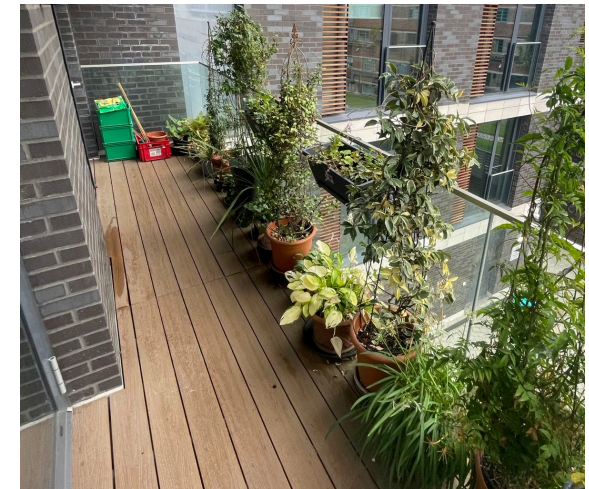
Monthly management fee: Option 1: £1,269.65
Option 2: £737.45

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

Council Tax Band: F

Viewing by appointment with the sales office.

020 3802 1580
nightingalesales@audleyvillages.co.uk



Apartment 36

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 3.3 | 13'1" x 10'10" |
| Balcony | 1.2 x 6.0 | 3'11" x 19'8" |

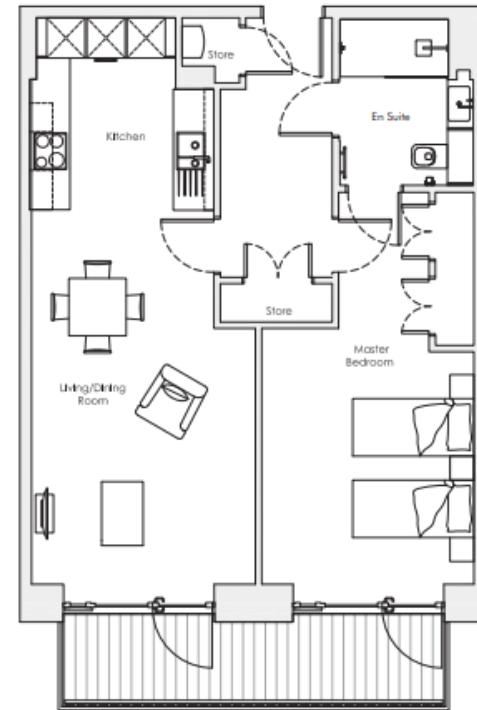
Total Sq ft. 675

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 | 87 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Audley Nightingale Place

Apartment 36, Second Floor



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. October 2023.

