

11 Pollard Way



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## One bedroom pre owned apartment

A spacious one bedroom apartment with stunning hillside views. Set on the first floor, the bright dual aspect living/dining room has French doors on to a private balcony to enjoy the countryside views throughout the year.

### Property specifications

- Private balcony with hillside views
- SieMatic kitchen with integrated appliances, Corian worktops and space for a table & chairs
- Spacious bedroom with fitted wardrobes
- Separate bathroom with walk in shower
- Hallway storage cupboard
- Allocated parking
- Guest suite available

**Guide Price £270,000** (other fees apply)

Monthly management fee £830.87

Annual ground rent £500

Bistro Credit £72.68

Council Tax Band: C

Viewing by appointment with the sales office.

**01629 733 337**

**stelphinssales@audleyvillages.co.uk**



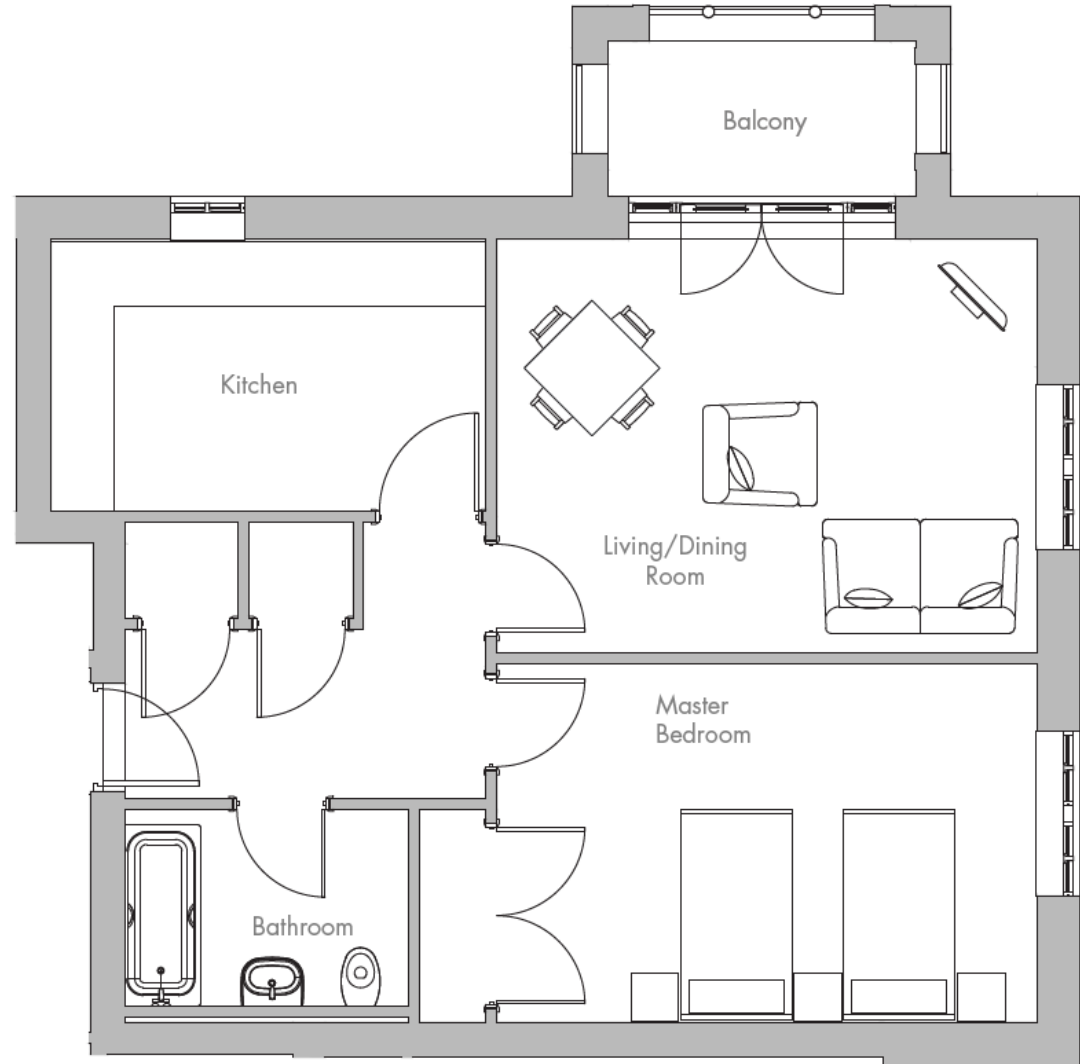
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## Internal Measurements

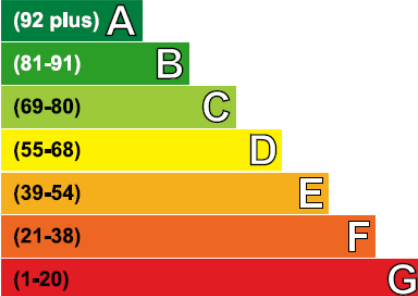
	Metric (m)	Imperial (ft)
Living/Dining Room	5.07 x 3.88	16'8" x 12'9"
Kitchen	4.08 x 2.56	13'5" x 8'5"
Master Bedroom	5.07 x 3.37	16'8" x 11'1"
Balcony (approx.)	2.89 x 1.46	9'6" x 4'9"

Total Sq.Ft 703

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



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	81

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

