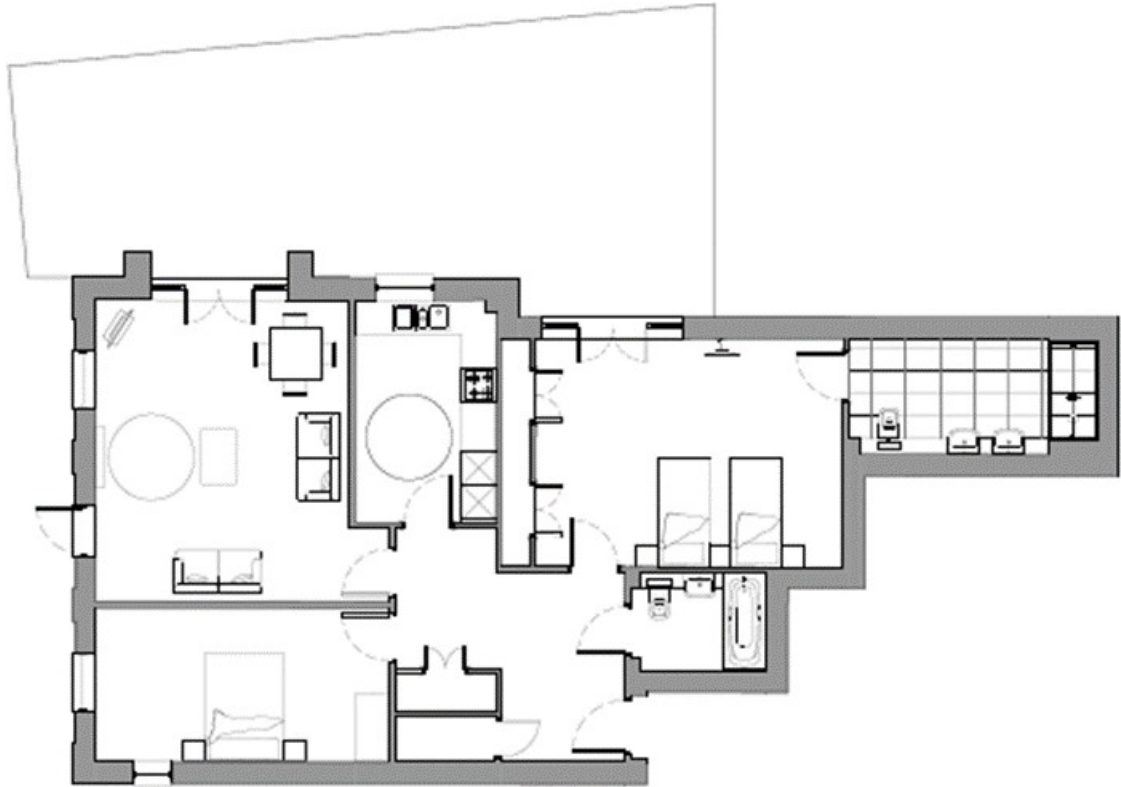


Audley St George's Place

21 Gabriel Place
Two bedroom pre-owned apartment

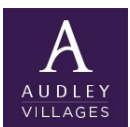


Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	6.00m x 4.00m	19'8" x 13'1"
Kitchen	2.90m x 2.48m	9'6" x 8'1"
Master Bedroom	5.30m x 5.16m	17'4" x 16'11"
Bedroom 2	5.16m x 2.70m	16' 11" x 8' 10"
Terrace	12.23m x 4.05m	40' 14" x 13' 2"
Total Sq. Ft 1078		

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Audley St George's Place
2 Church Road, Edgbaston, West Midlands, B15 3SH
0121 293 1093 stgeorgessales@audleyvillages.co.uk
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.
July 2015



Audley St George's Place

21 Gabriel Place
Two bedroom pre-owned apartment



Two bedroom, ground floor apartment

This ground floor, two bedroom apartment is situated close to the central facilities and benefits from a dual aspect light & bright spacious living room. The apartment has a separate fully fitted SieMatic kitchen with integrated Neff appliances. The property boasts a generous modern double en suite bathroom from the master bedroom and a separate second bathroom with a full-size bath.

Property specifications:

- Light & airy dual aspect living room
- Large paved private terrace
- Located close to the central facilities (Audley Club).
- Master bedroom with double en suite
- Spacious hallway

Guide Price £470,000 (other fees apply)

Monthly management fee £829.88

Annual ground rent £500

Bistro credit £56.67

Viewing by appointment with the sales office

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