

# 7 Drury Close



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## Two bedroom apartment

A charming two bedroom, ground floor apartment in excellent condition. This property benefits from a prime location close to the main house where the restaurant, bistro, pool and health club are located. The main bedroom is fitted wardrobes and an en suite shower room. The apartment has the benefits of air conditioning, and the kitchen is well appointed with integrated appliances.

### Property specifications

- High quality Siematic kitchen with integrated appliances including Neff fridge/freezer, Neff fan assisted oven and ceramic hob.
- Fitted wardrobes in main bedroom
- Additional guest bedroom and bathroom
- Air conditioning
- Large private terrace
- Allocated parking space

**Guide Price £730,000** (other fees apply)

Monthly management fee £1079.59  
Annual ground rent £500  
Bistro credit: £69.65

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

Council Tax band: E

Viewing by appointment with the sales office.

**01494 876 173**  
**chalfontsales@audleyvillages.co.uk**



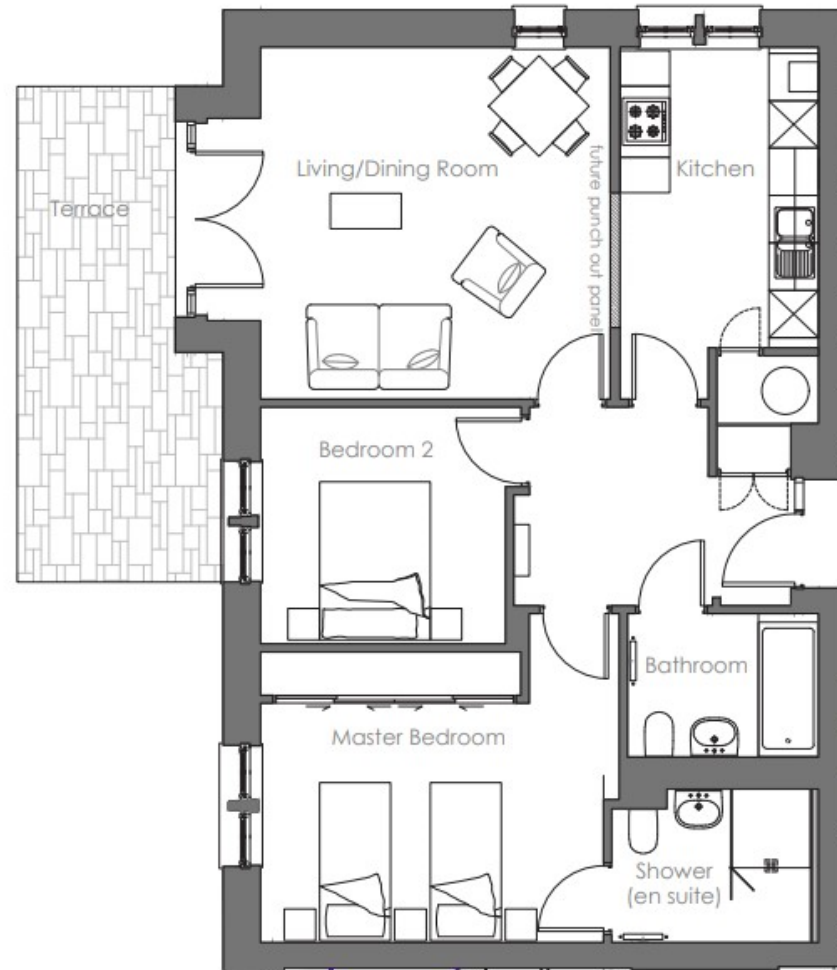
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## Internal Measurements

	Metric (m)	Imperial (ft)
Living Room	4.46 x 4.43	14'8" x 14'6"
Kitchen	3.81 x 2.50	12'6" x 8'2"
Main Bedroom	4.35 x 3.03	14'3" x 9'11"
Bedroom 2	3.11 x 3.00	10'2" x 9'10"
Terrace (approx.)	6.28 x 2.00	20'7" x 6'7"

**Total sq. ft 873**

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	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. December 2023

