

6 Drury Close



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Two bedroom apartment

A large, stunning two bedroom first floor apartment, in excellent condition. This property benefits from a prime location close to the main house with its restaurant, bistro, pool and health club. The master bedroom has fitted wardrobes and an en suite shower room. Dual aspect lounge with direct access to a large balcony with stunning views of open fields. The kitchen is well appointed with integrated appliances with a separate store cupboard which houses the washer/dryer.

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 with built in wardrobes
- Guest bathroom fitted with walk in shower
- Large balcony with stunning views
- North-east facing
- Allocated parking space

Guide Price £740,000 (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.

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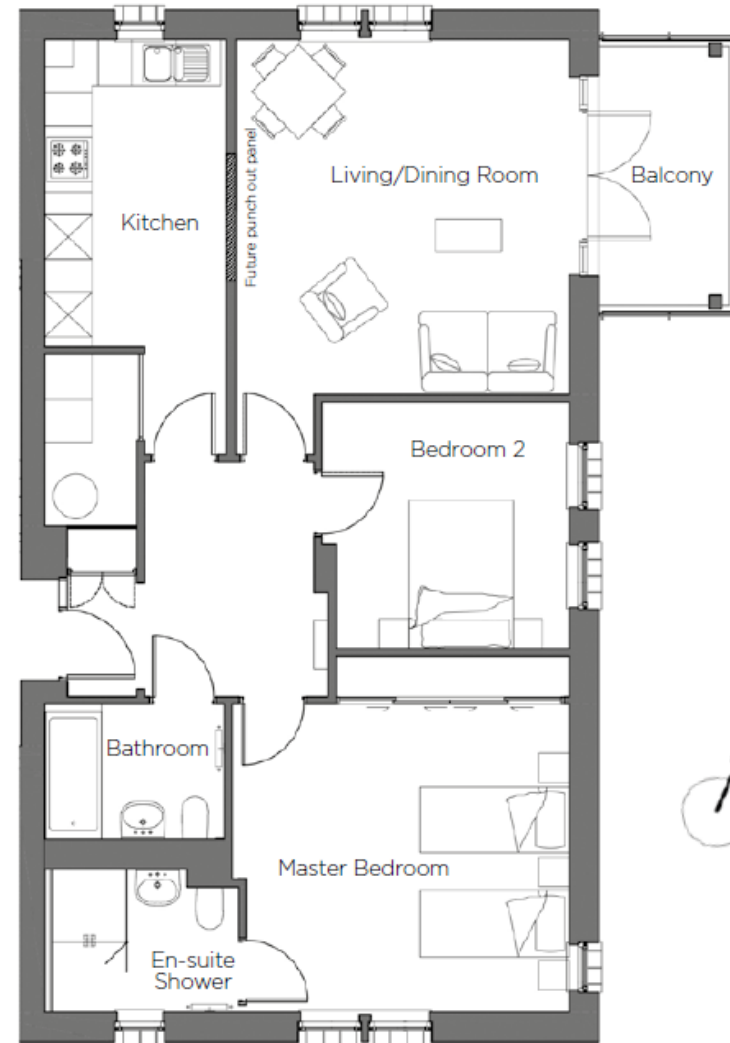
Internal Measurements

| | Metric (m) | Imperial (ft) |
|---------------------|-------------|----------------|
| Living Room/ Dining | 4.80 x 4.49 | 15'9" x 14'9" |
| Kitchen | 4.15 x 2.46 | 13'8" x 8'1" |
| Main Bedroom | 4.35 x 4.17 | 14'3" x 13'8" |
| Bedroom 2 | 3.33 x 3.14 | 10'11" x 10.4" |
| Balcony (approx.) | 3.50 x 1.76 | 11'6" x 5'9" |

Total sq. ft 933

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 | 83 B | 83 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

