



7 Garden Walk

Two Bedroom Cottage

Guide Price £575,000
(other fees apply)

It can only be Audley.



A two bedroom cottage with a good-sized patio area in our private and serene walled garden. The ground floor includes a living room, a spacious kitchen/dining room with patio doors leading to a large patio area as well as a downstairs WC.

The first floor encompasses a large master bedroom with en suite bathroom, a separate shower room along with a second double bedroom.

Property specifications:

- Main bedroom with en suite and built-in wardrobes.
- Spacious kitchen/dining room.
- South facing aspect to front.
- Generously sized patio area.,
- Permitted parking space.
- Fully integrated kitchen with a single oven and microwave grill combined, hob, washing machine and dishwasher.

Fees:

Monthly management fee £854.21

Annual ground rent £250

Bistro credit: £83

Council Tax Band: F

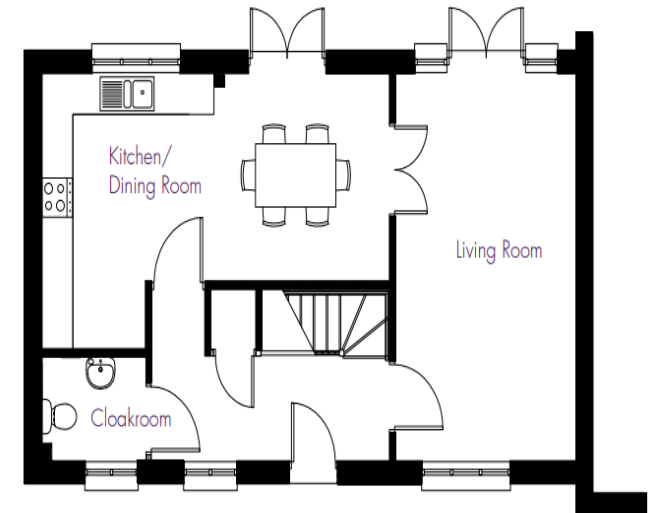
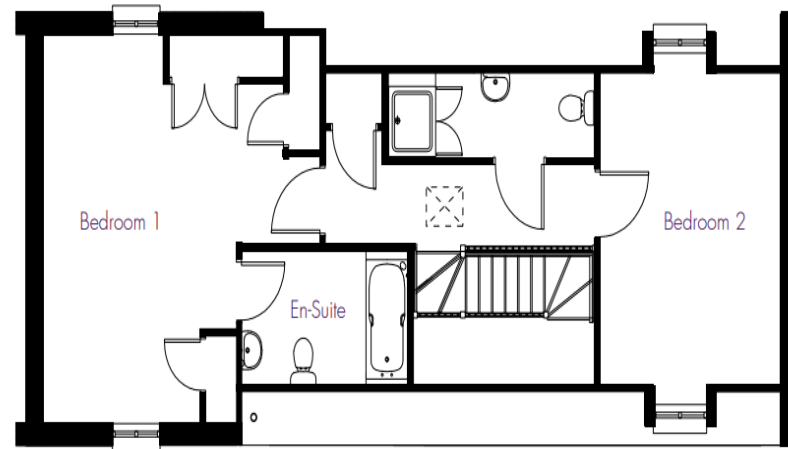
A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	5.52 X 3.48	18'2" X 11'5"
Kitchen / Dining room	6.64 X 3.93	21'9" X 12'11"
Main Bedroom	5.52 X 3.70	18'2" X 12'2"
Bedroom two	4.44 X 3.45	14'7" X 11'4"

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

Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

