

2 Hudson Place



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Two - bedroom bungalow

This modern two-bedroom bungalow is one of just four set within the grounds of St Elphin's Park having patio doors opening onto a terrace and overlooking a delightful communal courtyard area

Property specifications

- Entrance lobby
- Open Plan lounge/dinner/kitchen
- Kitchen fitted with white hi-gloss units and a range of integrated appliances including NEF oven and combination microwave, fridge/freezer, dishwasher and washer dryer
- Main Bedroom with En-suite shower room and built-in walk-in wardrobe,
- Guest bedroom and bathroom.
- Allocated parking space

£365,000 (other fees apply)

Monthly management fee £595.43
Annual ground rent N/A
Bistro Credit £88.45

Council Tax Band: D

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

Viewing by appointment with the sales office.

01629 733 337
stelphinssales@audleyvillages.co.uk

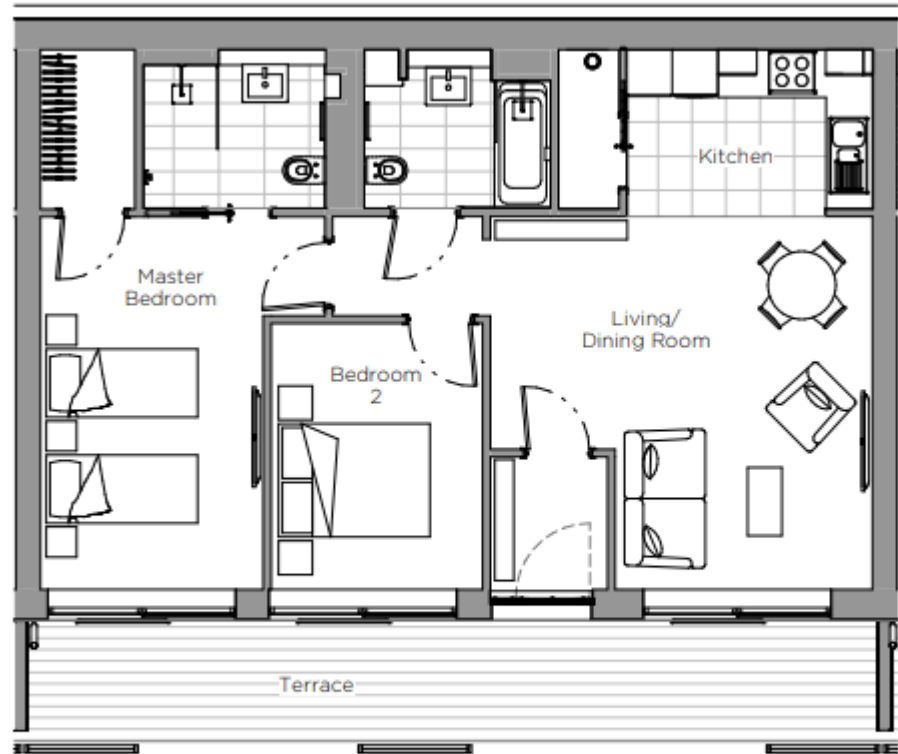


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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.93 x 5.06	16'2" x 16'7"
Kitchen	2.19 x 3.25	7'2" x 10'8"
Main Bedroom	4.93 x 2.95	16'2" x 9'8"
Bedroom 2	3.52 x 2.80	11'7" x 9'2"

Total Sq. Ft 828

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



Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B	84 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. March 2024

