

# 8 DEVONSHIRE COURT

Guide Price £350,000  
(other fees apply)



*It can only be Audley.*



Situated in a quiet location at the rear of the village this ground floor two-bedroom apartment offers spacious accommodation including access to a south facing patio area. The modern kitchen has integrated appliances and room for a breakfast table. Built in Wardrobes in the main bedroom and hallway cupboards provide ample storage. Redecorated and new carpets throughout means this property is ready to move straight in to.

### Key Features

- Welcoming entrance hall with storage cupboard
- Lounge/dining room with French doors leading to the south facing terrace
- Main bedroom with built in wardrobes and en-suite shower room
- Second bedroom with storage cupboard
- Guest bathroom
- SieMatic kitchen with Neff and Bosch integrated appliances including fridge/freezer, dishwasher, electric hob, microwave combination oven and fan assisted oven
- Located within easy access of the main house facilities
- Allocated parking space available on a permit basis. Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

### Fees

Monthly management fee £1010.99

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £88.45

Council Tax Band: D

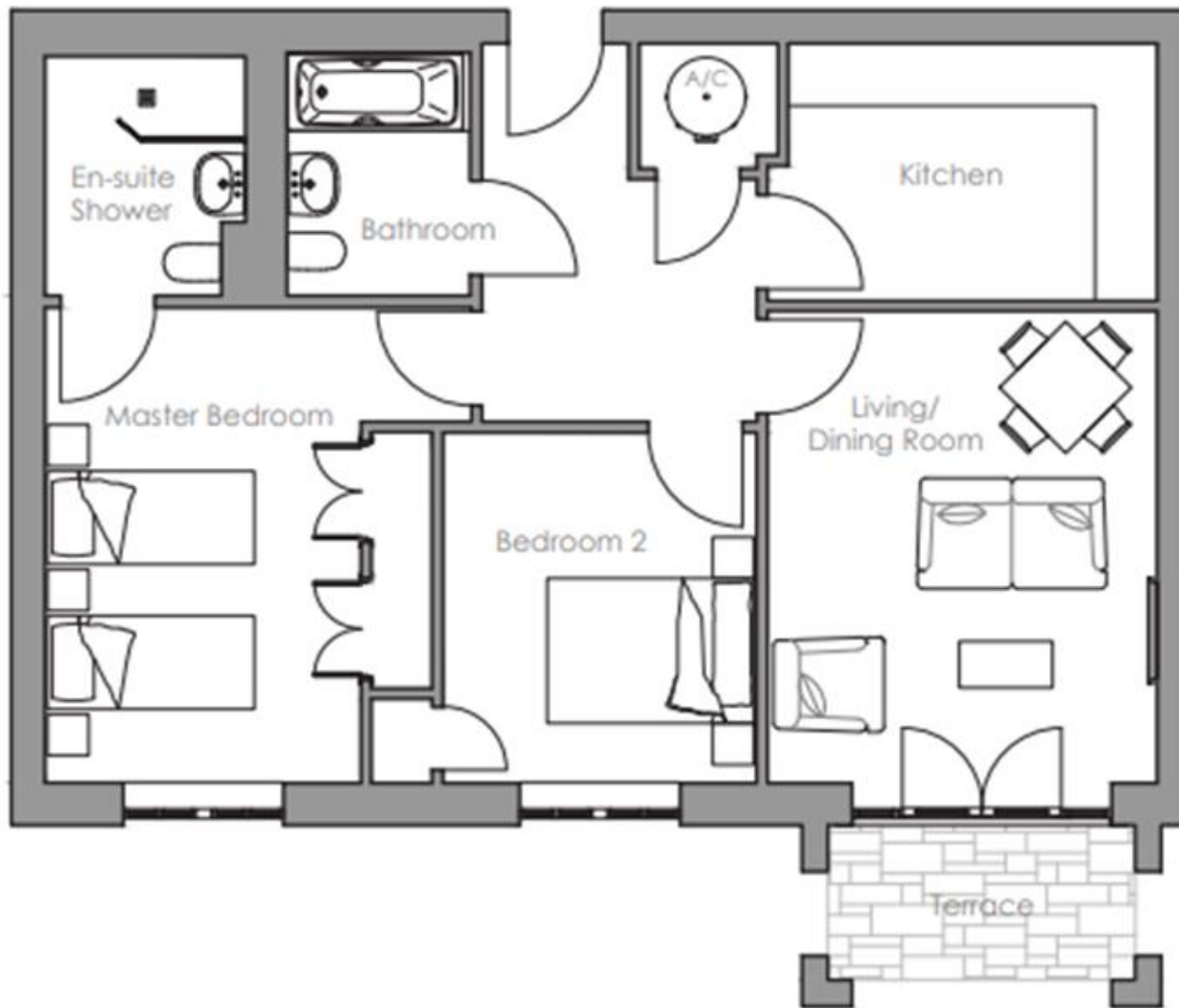
**Tenure:** Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also 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 / Dining room	4.57 x 3.77	15'0" x 12'4"
Kitchen	3.57 x 2.49	11'7" x 8'2"
Main Bedroom	4.61 x 3.06	15'1" x 10'0"
Bedroom two	3.39 x 1.51	11'1" x 5'0"
Total Sq Ft	828	

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	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

