

14 ELMSLEY LODGE

TWO BEDROOM APARTMENT

Guide Price £330,000
(other fees apply)

It can only be Audley.



The kitchen in this two bedroom, first floor apartment opens to a living/dining room which has double doors and a small balcony. The main bedroom has an en suite shower room and double built-in wardrobes, plus there is a guest bathroom. The property is next door to Clevedon House and the Audley Club facilities.

Property specifications:

- Main bedroom with en suite bathroom
- Second bedroom
- Small balcony
- Exceptional views
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher and microwave
- Close to Clevedon House & facilities

Fees

Monthly management fee: £1039.83

Annual ground rent: £250

Bistro credit: £89.72

Council Tax Band: E

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

Viewing by appointment with the sales office.

01943 498 248

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.50 x 2.40	14'10 x 13'5
Kitchen	4.10 x 2.40	13'5 x 7'10
Main Bedroom	3.25 x 4.50	10'8 x 14'9
Bedroom Two	2.80 x 2.80	9'2 x 9'2

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. May 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



