



3 BRUNSWICK  
HOUSE  
TWO BEDROOM  
APARTMENT

Guide Price £460,000  
(other fees apply)

*It can only be Audley.*

**A**  
AUDLEY  
VILLAGES

This spacious two bedroom apartment is located on the first floor of Brunswick House. It is close to all the central village amenities and has it's own balcony, overlooking a small courtyard garden.

There are two double bedrooms, the main bedroom having double built-in wardrobes, an en suite shower room and there is a separate guest bathroom with full size bath, both with Villeroy & Boch sanitaryware. The modern SieMatic kitchen has integrated appliances and room for a breakfast table.

#### Property specifications:

- Prime location on the first floor close to all the main facilities, with lift access
- Spacious living room with double French doors leading to private balcony overlooking a quiet courtyard garden
- En suite shower room in the main bedroom
- Second double bedroom / multi-function room and a separate guest bathroom
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Spacious Hallway with two good sized storage cupboards
- Underfloor heating
- Car Parking Space available if required

#### Fees

Monthly management fee: £1,052.75

Annual ground rent: £500

Bistro credit: £77.99

Council Tax Band: C

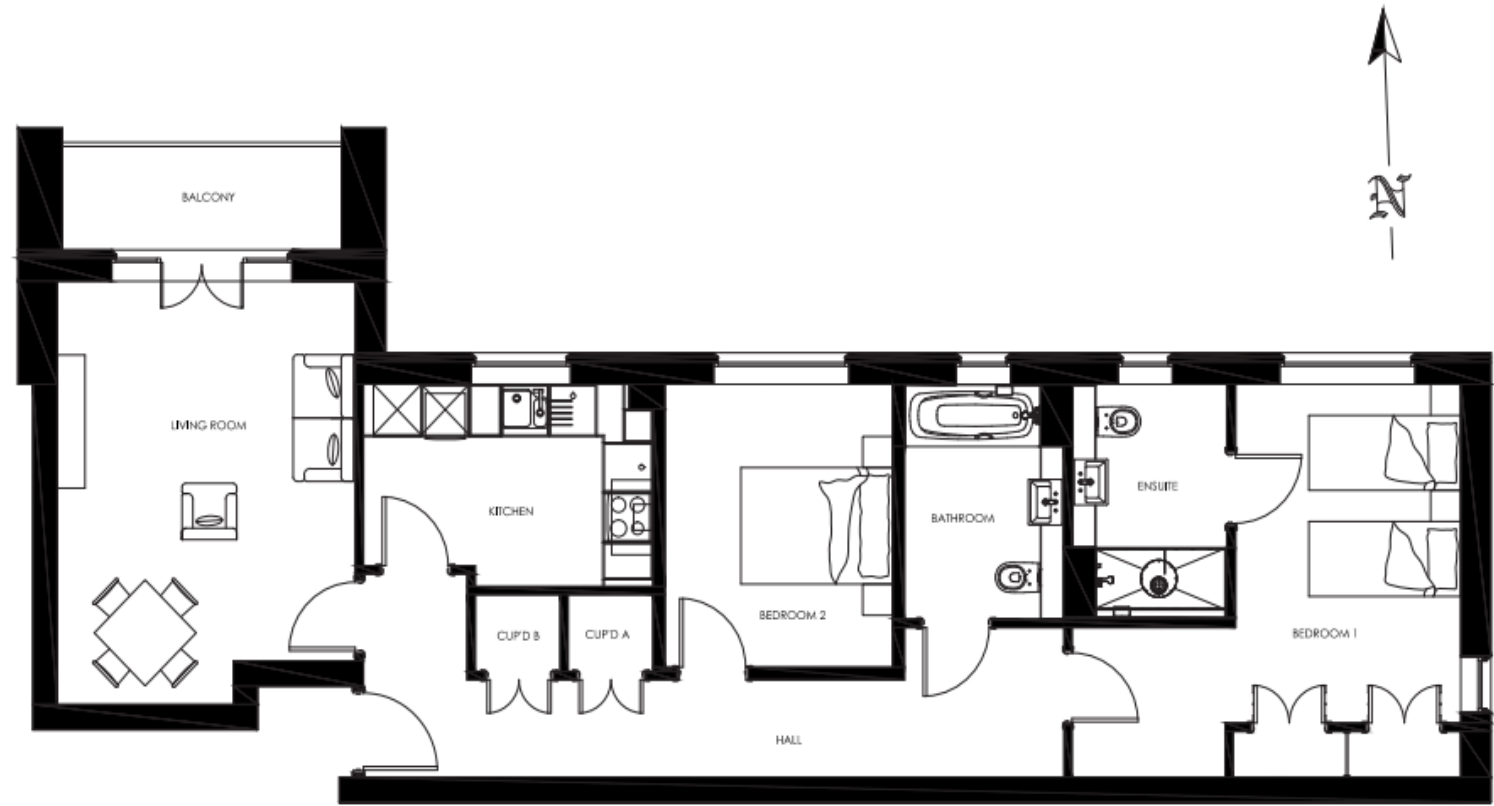
A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01926 339 484

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.09 X 3.74	16'8" X 12'3"
Kitchen	3.63 X 2.43	11'11" X 8'0"
Main Bedroom	4.07 X 2.82	13'4 X 9'3"
Bedroom two	3.40 X 2.85	11'2" X 9'4"
Overall Sq Ft excluding Balcony	898	

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. July 2024

Score	Energy rating	Current	Potential
+1	A		
-91	B	82 B	82 B
-80	C		
-68	D		
-54	E		
-38	F		
20	G		

