

3 SAUNDERS PLACE

Two bedroom apartment

Guide Price £730,000
(other fees apply)

It can only be Audley.



SAUNDERS PLACE

This spacious and light two bedroom apartment is in a prime location located close to the main house with its restaurant, bistro, pool and health club. The private balcony is accessed from the living room and overlooks the beautiful grounds.

The main bedroom has double built-in wardrobes and an ensuite shower room. Second bedroom also benefits from built in double wardrobes and has a guest bathroom, both with Villeroy & Boch sanitaryware. There is a modern SieMatic kitchen with integrated appliances.

Property specifications:

- Prime location on the first floor with lift access
- En suite shower room in the main bedroom, and a guest WC
- Private balcony overlooking the beautiful grounds
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Allocated parking space

Fees

Monthly management fee: £1158.40

Annual ground rent: £500

Bistro credit: £74.73

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.14 x 4.49	16'10" x 14'9"
Kitchen	4.56 x 2.45	14'11" x 8'
Main Bedroom	4.35 x 3.03	14'3" x 9'11"
Bedroom two	3.17 x 3.00	10'5" x 9'10"
Balcony	3.46 x 1.67	11'4" x 5'6"
Apartment Sq ft 1,005		

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



