

4 THE BREW HOUSE

TWO BEDROOM COTTAGE

Guide Price £605,000
(other fees apply)

It can only be Audley.



This charming and spacious grade two listed two bedroom cottage has a prime location, set within a courtyard a stones throw from the main house and all the facilities on offer. The main bedroom boasts built in wardrobes and accessible eaves storage along with an ensuite shower room.

The first floor also encompasses a second bedroom and a separate bathroom with Villeroy & Boch sanitaryware. On the ground floor there is a modern SieMatic kitchen with integrated appliances and direct access to the living/dining room, as well as a downstairs W.C.

Property specifications:

- Prime location within easy access to all facilities
- Main bedroom with ensuite shower room
- Second bedroom, separate bathroom and a guest WC
- Allocated permitted parking space
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Large south facing patio area

Fees

Monthly management fee: £1025.07p

Annual ground rent: £500

Bistro credit: £83.63

Council Tax Band: F

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

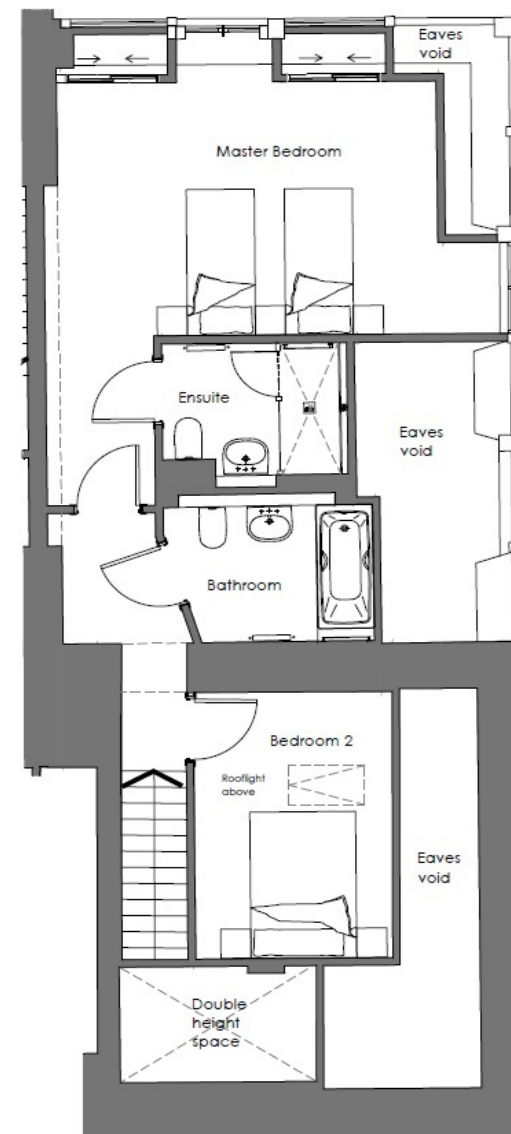
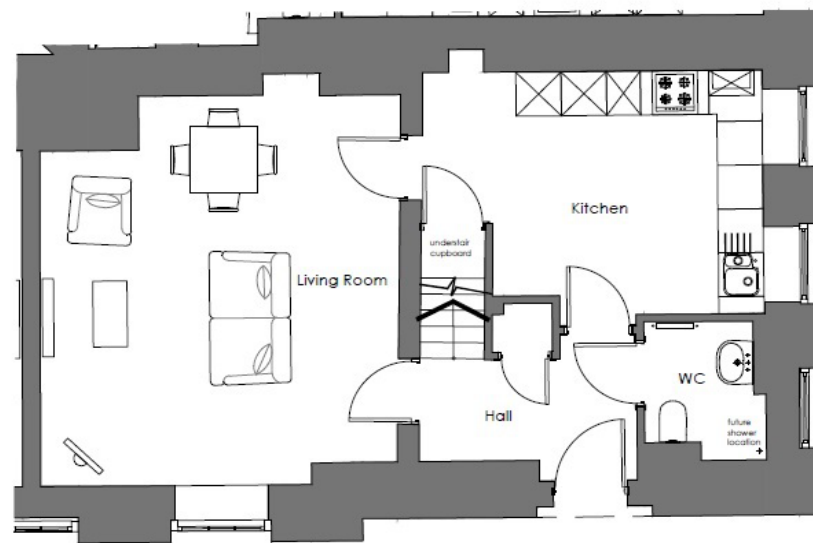
Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.34 X 4.76	17'6" X 15'7"
Kitchen	4.52 X 3.33	14'10" X 10'11"
Main Bedroom	5.04 X 3.48	16'6" X 11'5"
Bedroom two	3.65 X 2.62	12' X 8'7"
Bathroom	2.61 X 1.87	8'7" X 6'2"



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		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

