

12 LIME TREE COURT
TWO BEDROOM
COTTAGE

Guide Price £749,950
(other fees apply)

It can only be Audley.



This very well appointed cottage has been recently updated to include new flooring and re-decoration throughout. Inside, the property includes a living room that leads onto a sizeable modern kitchen diner, two generous double bedrooms with an en suite shower room to the main bedroom, a separate bathroom and a ground floor cloakroom. Furthermore, the property enjoys access to an appealing outdoor terrace that is complimented with an open greenery aspect.



Property specifications:

- Well-presented cottage
- Access to outdoor terrace backing onto open greenery
- Two double bedrooms
- Siematic fitted Kitchen featuring integrated appliances comprising electric fan oven, microwave grill, fridge freezer, dishwasher, washer dryer and ceramic halogen hob.
- En suite shower room to main bedroom and separate bathroom
- Ground floor cloakroom and understairs walk in cupboard



Fees

Monthly management fee: £1055.43

Annual ground rent: £500

Bistro credit: £77.96

Council Tax Band: F (West Berkshire)

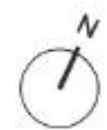
A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	5.54 X 3.24	18'1" x 10'8"
Kitchen diner	5.74 X 2.69	18'10" x 8'10"
Main Bedroom	3.90 X 3.36	12'10 x 11'
Bedroom two	3.50 X 3.36	11'6" x 11'

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. June 24

