

22 CONYERS VIEW TWO BEDROOM APARTMENT WITH STUDY

Guide Price £450,000
(other fees apply)

It can only be Audley.

A
AUDLEY
VILLAGES



A spacious two double bedroom, first floor apartment with the kitchen opening onto a dual aspect living/dining room and direct access onto a private balcony with stunning views. The main bedroom has an en suite shower room and benefits from a triple built-in wardrobe and a study/dressing room. There is a second double bedroom and guest bathroom.

Property specifications:

- Main bedroom with en suite bathroom
- Study
- Second bedroom
- Balcony
- Stunning views
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher and microwave

Fees

Monthly management fee: £1055.43

Annual ground rent: £250

Bistro credit: £89.72

Council Tax Band: E

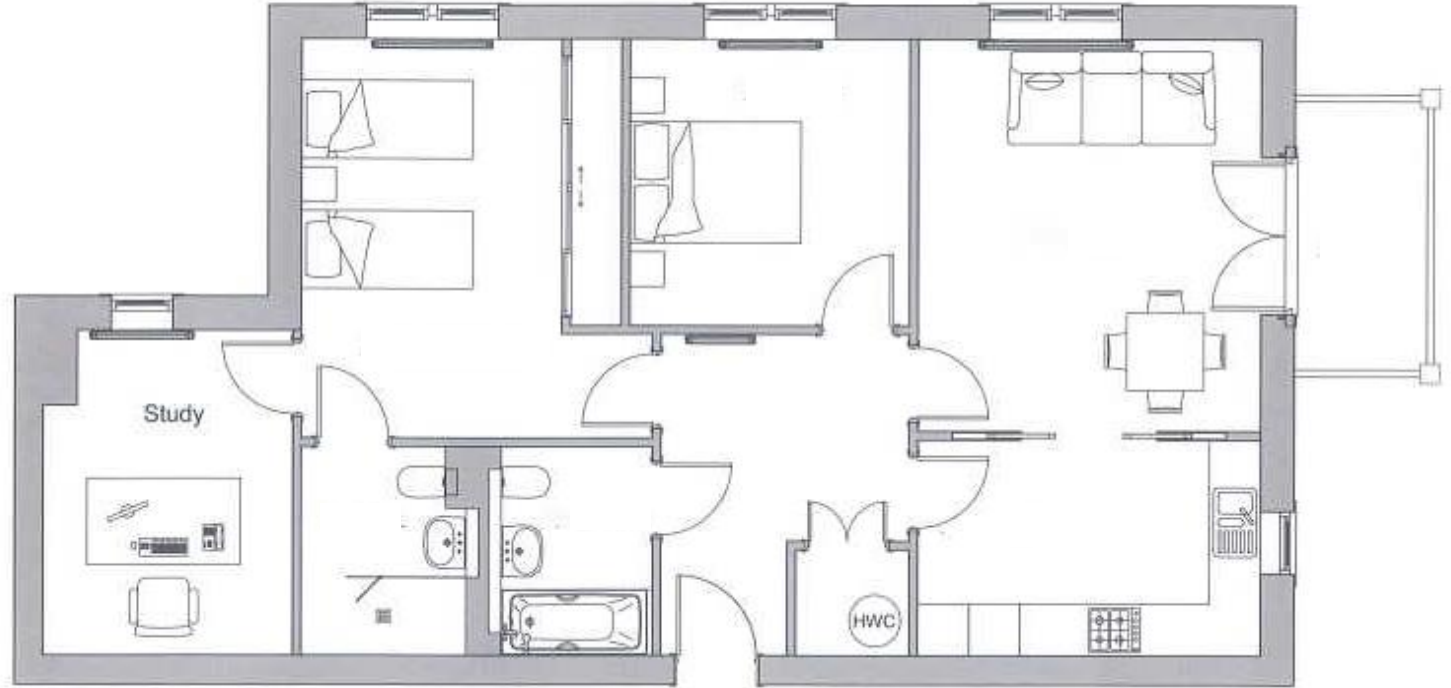
A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (mm)	Imperial (ft)
Living room / Dining room	4521 x 4017	14'10" x 13'2"
Kitchen	4521 x 4017	14'10" x 13'2"
Main Bedroom	4602 x 3052	15'1" x 10'0"
Bedroom Two	3300 x 3275	10'10" x 10'9"
Study	3756 x 2928	12'4" x 9'7"

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
2+	A		
1-91	B	81 B	81 B
9-80	C		
5-68	D		
9-54	E		
1-38	F		
-20	G		

