

6 WOODVILLE COURT TWO BEDROOM APARTMENT

Guide Price £405,000
(other fees apply)

It can only be Audley.



A spacious, ground floor, dual-aspect apartment with two double bedrooms boasting new carpets and having been completely decorated.

The main bedroom benefits from an en suite shower room and fitted wardrobes and there is an additional bathroom accessed via the hallway. The separate SieMatic kitchen includes built in appliances and the light and airy living room features a fireplace and patio doors leading to a walled patio area.

Property specifications:

- Main bedroom with en suite and built-in wardrobes
- Spacious living/dining room with walled patio area
- South facing aspect to living room
- Freshly decorated with new carpets
- Permitted parking space
- Close proximity to Main House facilities
- Fully integrated SieMatic kitchen with a single oven and microwave grill combined, hob, washing machine and dishwasher

Fees

Monthly management fee: £1025.07

Annual ground rent: £250

Bistro credit: £83

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	4.99 X 3.84	16'5" X 12'7"
Kitchen	3.84 X 2.33	12'7" X 7'8"
Main Bedroom	3.76 X 3.25	12'4" X 10'8"
Bedroom two	3.69 X 2.85	12'1" X 9'4"
Bathroom	2.40 x 2.06	7'10" X 6'9"

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
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



