

1 WEST COURT THREE BEDROOM APARTMENT

Guide Price £695,000
(other fees apply)

It can only be Audley.

A
AUDLEY
VILLAGES

This ground floor, three bedroom apartment has an open plan kitchen, dining and living room. Benefiting from three bedrooms, bedroom three could also be used as a separate dining room. This apartment has an East facing terrace with village views.

The main bedroom has a walk-in wardrobe and an en suite with walk-in shower. Bedroom two and bedroom three are double rooms along with a separate bathroom off the spacious hallway.

Property specifications:

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Living room with private terrace
- Main bedroom with en suite & walk-in wardrobe
- Two further double bedrooms
- Villeroy & Boch bathroom
- Access to the Audley Club
- Guest Suite available

Fees

Tenure: Leasehold

Monthly management fee: £553.69

Annual ground rent: £500

Council Tax Band: E

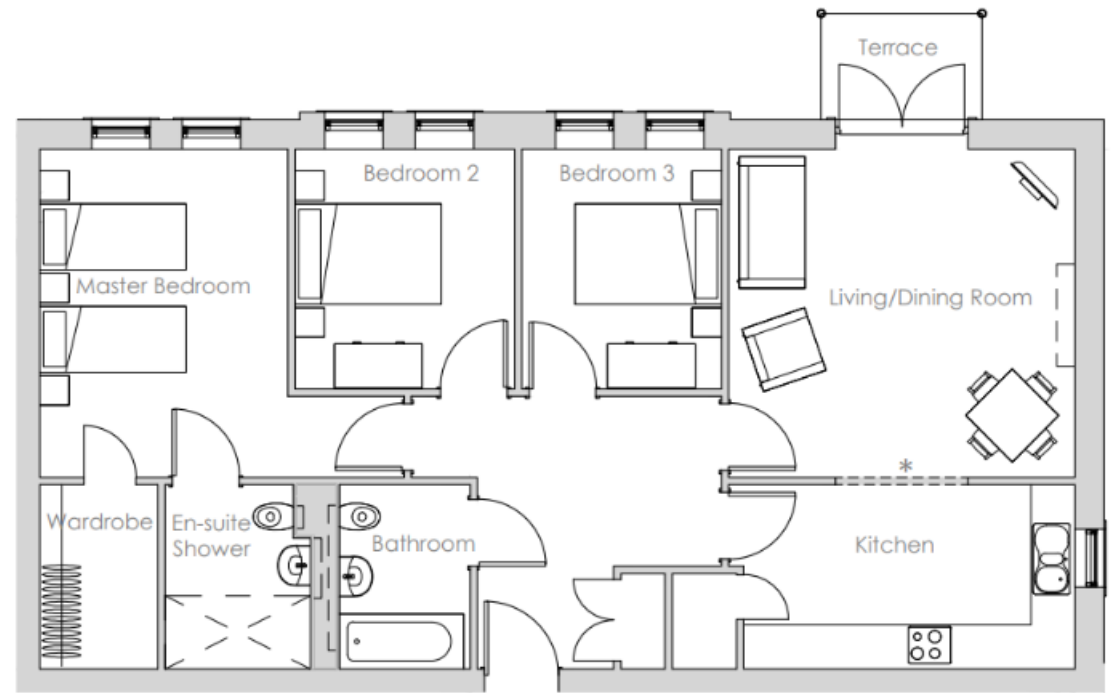
A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01275 217 797

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| Internal Measurements | Metric (m) | Imperial (ft) |
|---------------------------|-------------|---------------|
| Living room / Dining room | 4.73 X 4.49 | 15'6" X 14'9" |
| Kitchen | 4.52 X 2.52 | 14'10" X 8'3" |
| Main Bedroom | 4.49 X 3.39 | 14'9" X 11'1" |
| Bedroom two | 3.28 X 3.00 | 10'9" X 9'10" |
| Bedroom Three | 3.28 X 2.73 | 10'9" X 8'11" |

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

