



**9**  
**DANVERS LODGE**  
TWO BEDROOM  
APARTMENT

Guide Price £530,000  
(other fees apply)

*It can only be Audley.*



A well-presented, re-carpeted ground floor apartment with two double bedrooms and private terrace. The main bedroom benefits from double fitted wardrobes and an en-suite with walk in rain head shower and Villeroy & Boch sanitaryware. There are two spacious storage cupboards in the hall along with a further guest bathroom with shower over bath.

### Property specifications:

- Ground floor apartment
- Open plan living with French doors leading out to private terrace and attractive garden.
- Two double bedrooms, including built in wardrobes and en-suite to main bedroom with fitted Villeroy & Boch sanitary ware.
- Modern kitchen with Neff integrated appliances including fridge, freezer, combination oven, Slide & Hide Circo Therm oven, dishwasher and washer dryer.

### Fees

Monthly management fee option 2 £594.09

Council Tax Band: D

A Monthly Management Charge and Deferred Management Fee will also apply. These costs may vary, please speak to your sales representative for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living Dining room / Kitchen	7.5 x 4.3	24'6" x 14'1"
Main Bedroom	4.2 x 4.4	13'7" x 14'4"
Bedroom two	3.4 x 2.8	11'1" x 9'1"

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



