



### 3 Danvers Lodge

Guide Price £535,000  
(other fees apply)



*It can only be Audley.*



This charming and spacious two bedroom, ground floor apartment has a prime location on the village, close to all the central village amenities. The generous private terrace, accessed from the open plan living/kitchen/dining room, has an enviable south-westerly aspect.

Bedroom one has double built-in wardrobes, and en-suite shower room and there is a further guest bathroom accessed via the hall, both with Villeroy & Boch sanitaryware.

### Key Features

- Ground floor apartment
- Bedroom one with built-in wardrobes and en-suite shower room
- Private south-west facing terrace
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Generous second double bedroom and guest bathroom

### Fees

Monthly management fee £594.09  
Annual ground rent - Not applicable  
Parking: £251.23 per annum

Council Tax Band: F

**Tenure:** Leasehold 250 years from October 2019

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01794 278 303 [stanbridgesales@audleyvillages.co.uk](mailto:stanbridgesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining / Kitchen	7.00 X 4.02	22'9" x 4'7"
Main Bedroom	4.01 X 4.01	13'4" x 13'4"
Bedroom Two	4.01 x 3.07	13'4" x 12'1"

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



