

APARTMENT 52. NIGHTINGALE PLACE

Guide Price £1,395,000
(other fees apply)



It can only be Audley.



This charming and spacious two-bedroom, third floor apartment is located close to the lifts giving you prime access to the reception and central village amenities. The bedroom and spacious balcony which can be accessed from the living/dining room, gives you a bright southerly view. The main bedroom features a Juliette balcony as well as double built-in wardrobes and an en suite shower room.

Key Features

- Prime location on the third floor, with lift access
- En suite shower room, and guest bathroom both with Villeroy & Boch sanitaryware
- Large balcony with south facing views
- Juliette balcony to main bedroom and second bedroom
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer

Fees

Monthly management fee:

Option 1 - £1,411.34

Option 2 - £857.23

Council Tax Band: F

Tenure: Leasehold

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.4 X 6.7	14'4" X 22'0"
Kitchen	2.4 X 4.1	7'10" X 13'5"
Main Bedroom	3.5 X 3.4	11'6" X 11'2"
Bedroom two	3.3 X 4.8	10'10" X 15'9"
Balcony	4.1 X 1.4	13'5" X 4'7"

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.

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		



