

## 9 ELMSLEY LODGE

Guide Price £320,000  
(other fees apply)



*It can only be Audley.*



A  
AUDLEY  
VILLAGES



This charming and spacious two bedroom, ground floor apartment has a prime location on the ground floor of Elmsley Lodge, close to all the central village amenities.

The bedroom has double built-in wardrobes, an en suite shower room and there is a guest bathroom.

### Key Features:

- Prime location on the ground floor of Elmsley Lodge
- En suite shower room in the bedroom, and a separate guest bathroom
- Kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave and a washer dryer

### Fees

Monthly management fee £1039.83

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: 89.72

Council Tax Band: E

**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.

01943 498 248 [clevedonsales@audleyvillages.co.uk](mailto:clevedonsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.50 X 4.10	14'10" X 13'5"
Kitchen	4.10 X 2.40	13'5" X 7'10"
Main Bedroom	3.25 X 4.50	10'8" X 14'9"
Bedroom two	2.80 X 2.80	9'2" X 9'2"

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		





