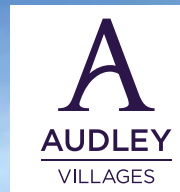


6 NIGHTINGALE HALL

Guide Price £520,000
(other fees apply)



It can only be Audley.



This charming and spacious two bedroom first floor apartment with stair and lift access has a prime location on the edge of the meadow, with an enviable south-easterly and south-westerly aspect. Both bathrooms are fitted with Villeroy and Boch sanitaryware and the apartment benefits from underfloor heating throughout. The property is offered with no onward chain

Key Features

- Bedroom one with built in wardrobes and en-suite shower room with rainfall shower
- Generous second double bedroom and guest bathroom with shower over bath
- Spacious hallway
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Open plan living/dining with double doors opening on to private balcony

Fees

Monthly management fee £539.12

Annual ground rent £500

Parking: £251.23 per annum

Council Tax Band: D

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.

01794 278 303 stanbridgesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Kitchen	7.46 X 4.70	24'6" X 15'5"
Bedroom 1	4.43 X 3.71	14'6" X 12'2"
Bedroom 2	3.43 X 3.27	11'3" X 10'9"
Balcony	3.10 X 1.30	10'2" X 4'3"

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

