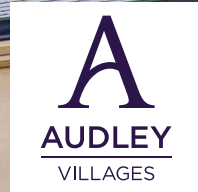


4 POLLARD WAY

Guide Price £350,000
(other fees apply)



It can only be Audley.



This well-presented two-bedroom, ground floor apartment boasts a beautiful south-east facing aspect with access to a spacious terrace area to enjoy. This beautiful apartment displays a sizeable lounge, two double bedrooms, ensuite shower room, fully fitted kitchen with room for a bistro table, cloakroom with WC and storage throughout. Perfectly situated close to all the central village amenities including the pond and allotments.

Key Features

- Entrance hall with storage cupboards
- Lounge/dining room with French doors leading to the south-east facing terrace
- Main bedroom with built in wardrobes and en-suite shower room
- Second bedroom
- Cloakroom with WC and storage
- SieMatic kitchen with Neff and Bosch integrated appliances including fridge/freezer, dishwasher, electric hob, microwave combination oven and fan assisted oven
- Coving throughout
- Located within easy access of the main house facilities
- Allocated parking space

Fees

Monthly management fee £1010.99

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £88.45

Council Tax Band: C

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.

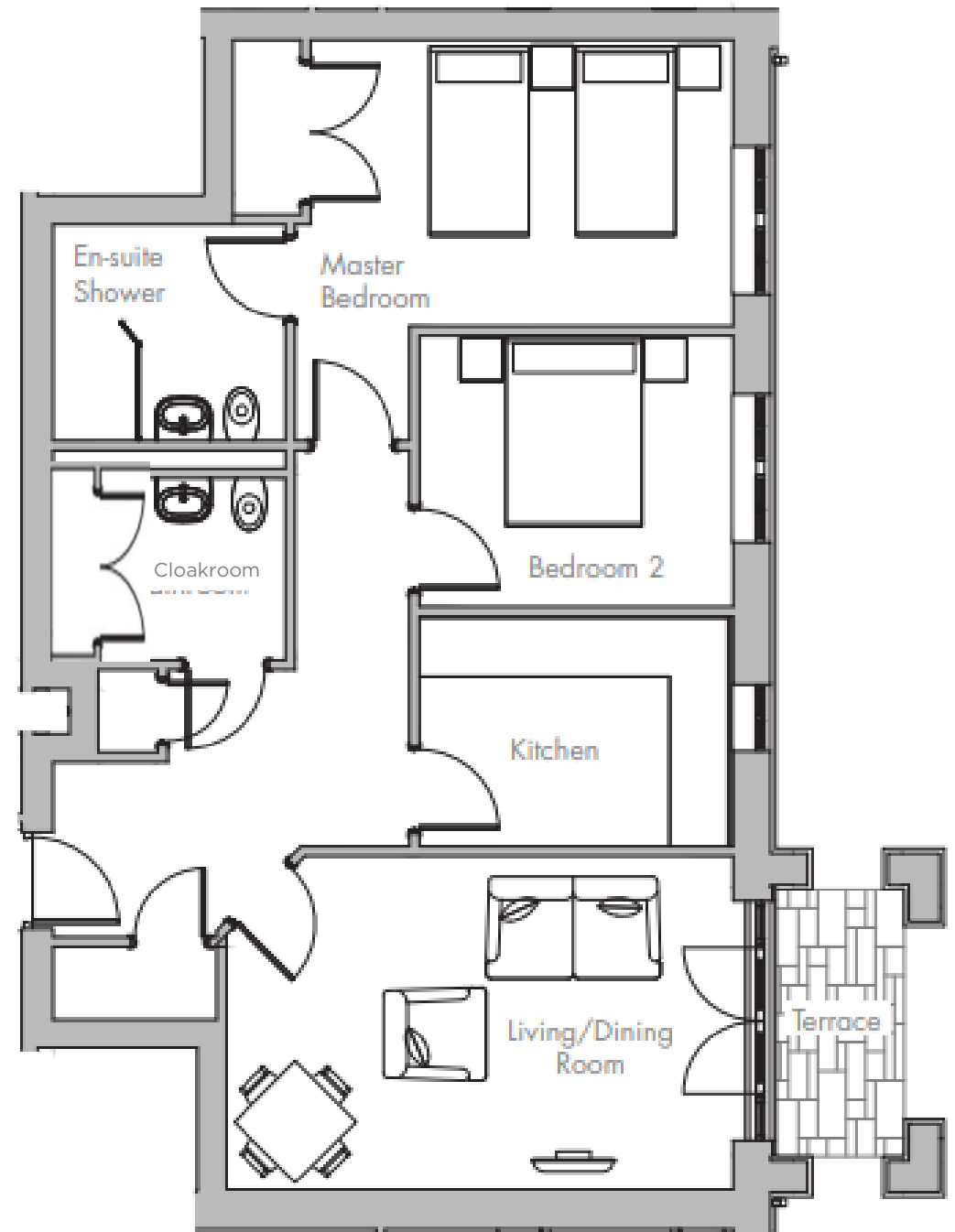
Viewing by appointment with the sales office.

01629 733 337 stelphinssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.31 x 3.49	17'4" x 11'5"
Kitchen	3.28 x 2.40	10'8" x 7'9"
Main Bedroom	4.42 x 2.99	14'5" x 9'9"
Bedroom two	3.28 x 2.84	10'8" x 9'3"
Terrace	2.79 x 1.35	9'2" x 4'4"

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		

