## **14 PEMBROKE** COURT

Guide Price £850,000 (other fees apply)

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Audley Cooper's Hill

Englefield Green, Surrey TW20 OYU

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AUDLEY

VILLAGES

This charming and spacious two-bedroom, first floor apartment has a prime location close to the main house where you will find the restaurant, bar bistro, library, lounge and health spa. The balcony, accessed from the living/dining room, overlooks the beautiful landscaped courtyard and Audley Club, as well as the woodland.

The main bedroom has triple built-in wardrobes, and en suite shower room. There is a separate bathroom with Villeroy & Boch sanitaryware.

## **Key Features**

- Prime location on the first floor of Pembroke Court, with lift access to underground car park
- Good storage to entrance hall
- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Private balcony with views over the courtyard & uninterrupted views over woodland
- SieMatic fully fitted handless kitchen with integrated appliances including fridge freezer, dishwasher, oven, ceramic hob, combi microwave, and a washer dryer
- Corian worktops
- Underfloor heating throughout
- Parking space available (see fees)

## Fees

Monthly management fee £1145.65 Annual ground rent £500 Parking £628.06 per annum 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.

01753 201 305 coopersales@audleyvillages.co.uk

## PRIME LOCATION FIRST FLOOR APARTMENT











Audley Cooper's Hill

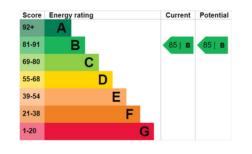
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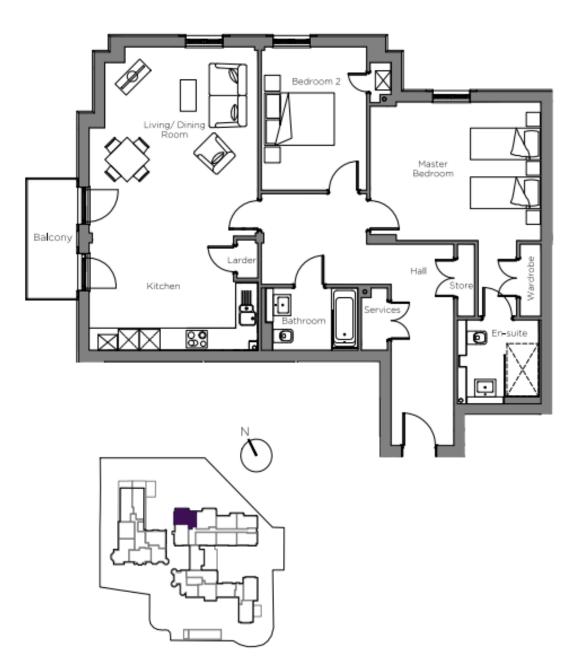
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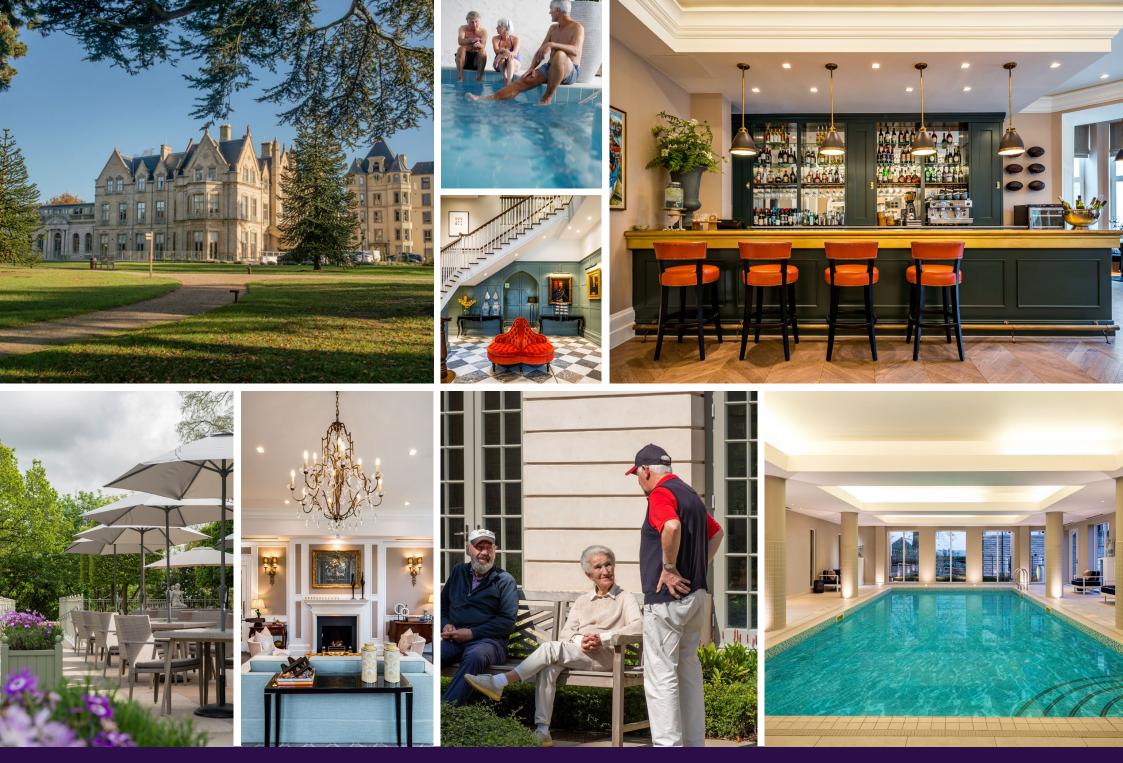
Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room Kitchen Master Bedroom Bedroom 2	5 41 x 4.83 4.83 x 3.16 4.89 x 3.97 4.10 x 3.01	17'9" × 15'10" 15'10" × 10'5" 16'1" × 13'0" 13'5" × 9'11"
Balcony (approx)	3.41 x 1.47	11'2" × 4'10"

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.







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