

# 14 PEMBROKE COURT

Guide Price £850,000  
(other fees apply)



*It can only be Audley.*





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 handleless 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](mailto:coopersales@audleyvillages.co.uk)

## PRIME LOCATION FIRST FLOOR APARTMENT





**Internal Measurements**

	Metric (m)	Imperial (ft)
Living/Dining Room	5.41 x 4.83	17'9" x 15'10"
Kitchen	4.83 x 3.16	15'10" x 10'5"
Master Bedroom	4.89 x 3.97	16'1" x 13'0"
Bedroom 2	4.10 x 3.01	13'5" x 9'11"
Balcony (approx)	3.41 x 1.47	11'2" x 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.

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		







Audley Cooper's Hill

Englefield Green, Surrey TW20 0YU

[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

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