

The Lodge

Guide Price £275,000
(other fees apply)



It can only be Audley.



An opportunity has arisen to purchase this stunning, unique detached gatehouse with its own private enclosed south west-facing rear garden with patio area. The accommodation briefly comprises lounge, dining room and kitchen with a range of integrated Neff appliances and underfloor heating, a cloakroom and study/ground floor bedroom. Two further bedrooms are on the first floor with the main bedroom having built in wardrobes and a four-piece bathroom suite.

Key Features

- Spacious entrance hall
- Sitting room with feature fireplace, built in cupboard and bay window
- Two double bedrooms one with built in wardrobes
- Four-piece bathroom suite
- Ground floor third bedroom/Study
- SieMatic kitchen with Neff integrated appliances including Fridge/Freezer, dishwasher, Microwave combination oven and fan assisted oven
- Private enclosed garden to enjoy
- Located within easy access of the main house facilities
- Allocated parking space available on a permit basis. Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly management fee £974.97

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £88.45

Council Tax Band: D

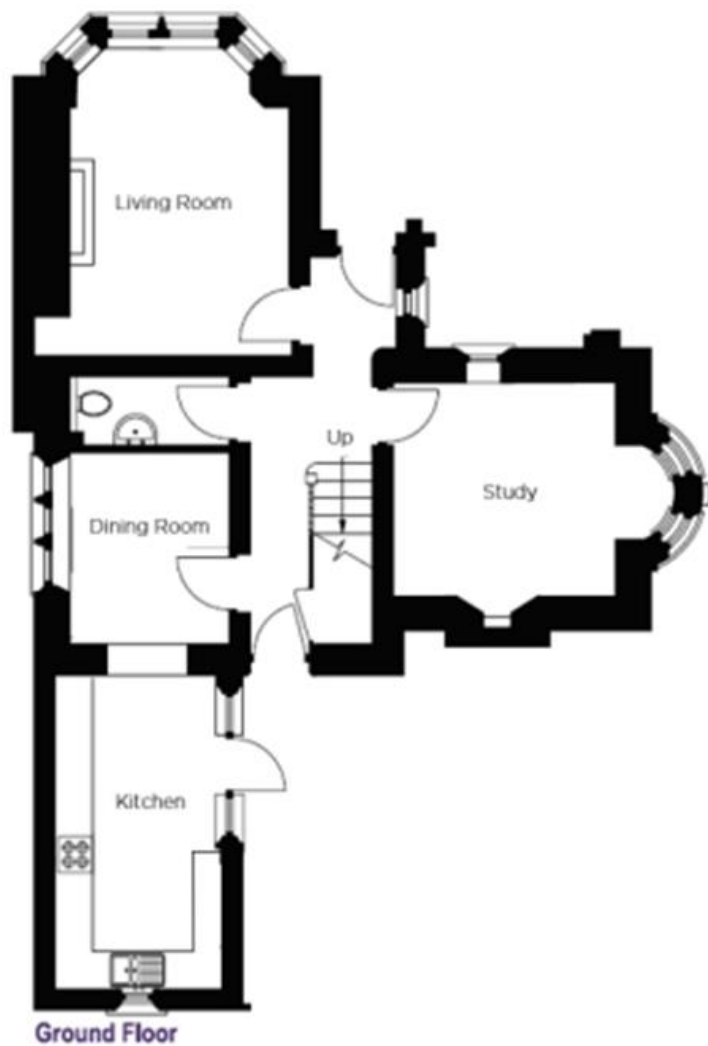
Tenure: Leasehold

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.

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Ground Floor



First Floor

| Internal Measurements | Metric (m) | Imperial (ft) |
|---------------------------|-------------|---------------|
| Living room / Dining room | 4.35 x 3.65 | 14'3" x 12' |
| Kitchen | 4.68 x 2.70 | 15'3" x 8'9" |
| Dining Room | 2.80 x 2.30 | 9'2" x 7'5" |
| Study/Bedroom Three | 3.25 x 3.15 | 10'7" x 10'3" |
| Main Bedroom | 3.55 x 3.15 | 11'6" x 10'3" |
| Second Bedroom | 3.25 x 3.15 | 10'7" x 10'3" |
| Total Sq Ft | 1044 | |

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 |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

