

# 11 Conyers View

Guide Price £440,000  
(other fees apply)



*It can only be Audley.*



The kitchen in this two bedroom, ground floor apartment has a fitted breakfast bar and opens onto a private terrace. The living/dining space also benefits from double doors leading onto an additional private terrace. The main bedroom has an en suite shower room and built-in wardrobes including dressing table. There is a second bedroom with built in wardrobes and a guest bathroom.

### Key Features:

- Main bedroom with en suite bathroom
- Second bedroom
- Two private terrace areas
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher, washer/dryer and microwave
- Hallway storage

### Fees

Monthly management fee £1,160.97

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: 89.72

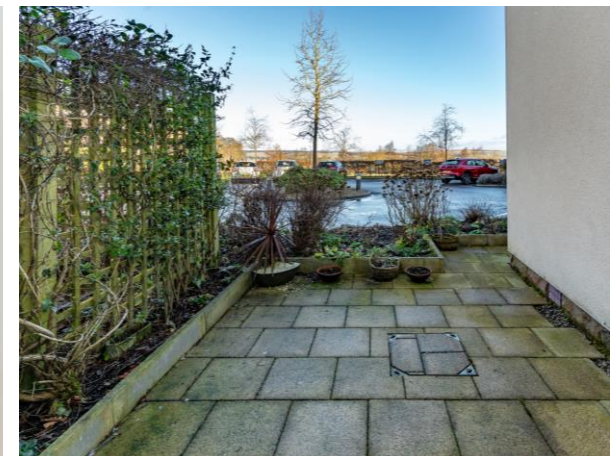
Council Tax Band: E

**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.

01943 498 248 [clevedonsales@audleyvillages.co.uk](mailto:clevedonsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.85 x 3.99	19'3" x 13'1"
Kitchen	3.81 x 2.81	12'6" x 9'3"
Main Bedroom	3.66 x 2.99	12'0" x 9'9"
Bedroom two	3.89 x 3.35	12'9" x 11'0"

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
2+	A		
1-91	B	81 B	81 B
9-80	C		
5-68	D		
3-54	E		
1-38	F		
0-20	G		

