



17 Alexander Court

Guide Price £430,000
(other fees apply)



It can only be Audley.



This charming and spacious two bedroom, ground floor apartment boasts convenient access to Audley Mote House and the facilities on offer and is one of only two properties on the retirement village with a private terrace.

The main bedroom has an en suite shower room, built in wardrobes and a Juliet balcony. The second bedroom benefits from inbuilt storage and there is also a guest WC/utility room, a modern SieMatic Kitchen with built-in appliances and a generously sized lounge which leads on to the raised private terrace.

Key Features

- Prime location on the village, close to facilities/amenities.
- En suite shower room in the bedroom, and a guest WC/utility room.
- Private terrace
- SieMatic kitchen with integrated appliances including dishwasher, oven and hob.
- Second bedroom has had wardrobes built in.

Fees

Monthly management fee £1127.52

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £91.98

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.57 X 4.12	15' X 13'6"
Kitchen	2.97 X 2.89	9'9" X 9'6"
Main Bedroom	3.89 X 2.96	12'9" X 9'8"
Bedroom two	3.89 X 2.55	12'9" X 8'4"
Terrace	3.63 X 1.51	7'10" X 7'

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



