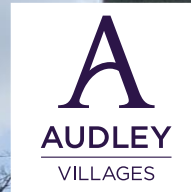


4 Cooper's Hill House

Guide Price £1,200,000
(other fees apply)

2  2 
plus study

It can only be Audley.



A rare opportunity to acquire this beautifully presented Penthouse apartment with two double bedrooms and an additional third bedroom/study. The property has been significantly enhanced by the current owners. It benefits from a stunning 45ft x 27'1ft L-shaped terrace with impressive views over the ancient woodlands of Cooper's Hill and the London skyline beyond. In a highly sort after position in the main house, within easy reach of the Bar/Bistro, owner's library, The Audley Club and the popular Langton's Restaurant.

Key Features

- Light fittings throughout with upgraded LED lighting
- Main bedroom includes Mitsubishi electric whisper quiet air-conditioning with Wi-Fi interface
- En suite shower room with large walk-in shower & Villeroy & Boch Viclean electronic bidet toilet, additional bathroom cabinet
- Walk-in wardrobe with fully fitted hanging and shelving space and Flatfit curtained hanging cupboards to main bedroom
- SieMatic kitchen with upgraded appliances including fridge freezer, dishwasher, oven, hob, microwave oven, waste disposal
- Separate good sized utility room with washing machine, tumble dryer & water softener
- Bedroom 2 & study/bed 3 include fully integrated study/desk beds Luxaflex Duo roller electrified blinds with Powerview infinite control system throughout, blackout in bedrooms
- Private terrace with outstanding views over woodland and London

Fees

Monthly management fee £1,260.22

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.

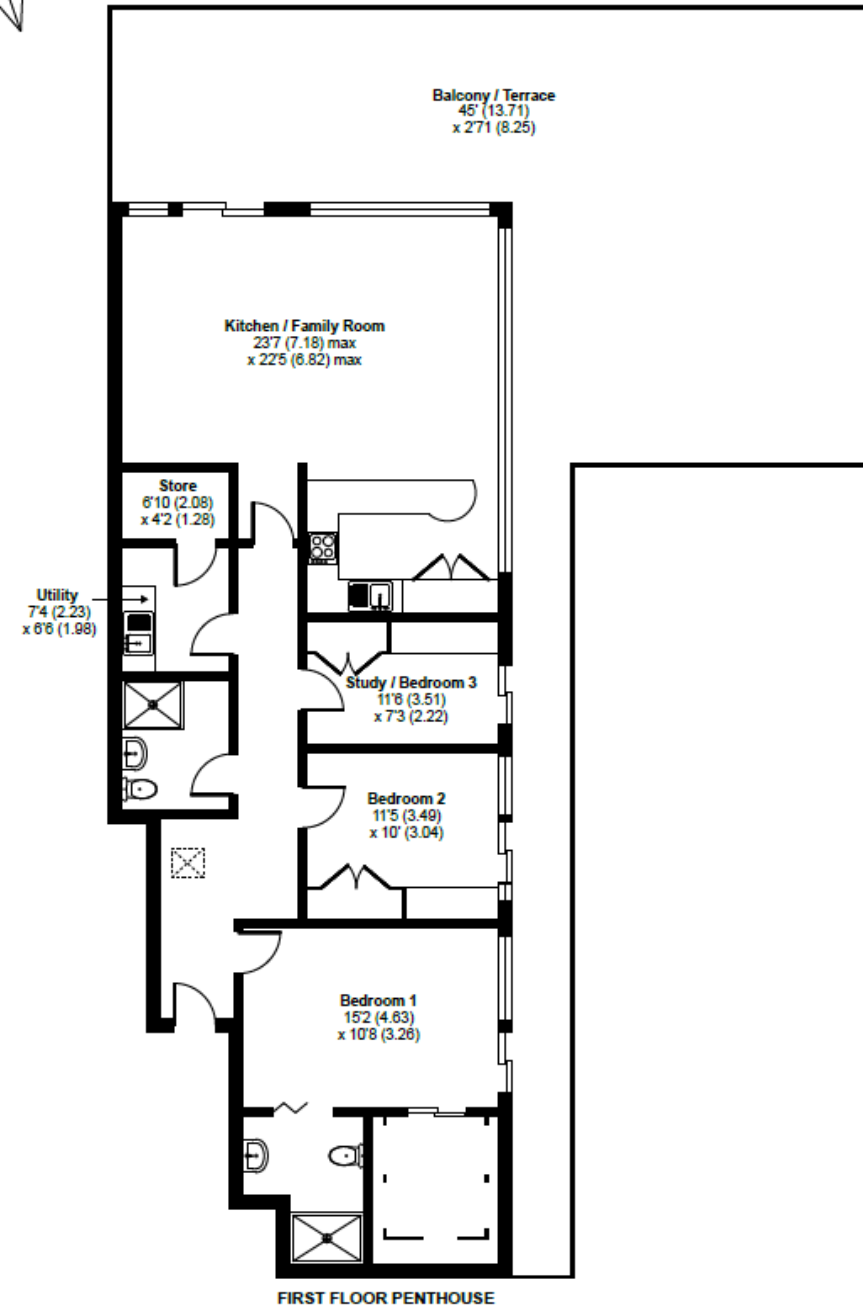
01753 201 305 coopersales@audleyvillages.co.uk



Marshall Walk, Englefield Green, Egham, TW20

Approximate Area = 1247 sq ft / 115.8 sq m

For identification only - Not to scale



Internal Measurements	Metric (m)	Imperial (ft)
Kitchen / Family Room	7.18m x 6.82m	23'7ft x 22'5ft
Main Bedroom	4.63m x 3.26m	15'2ft x 10'8ft
Bedroom 2	3.49m x 3.04m	11'5ft x 10'ft
Study / Bedroom 3	3.51m x 2.22m	11'6ft x 7'3ft
Balcony / Terrace	13.71m x 8.25m	45ft x 27'1

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		

