

# 31 Pembroke Court

Guide Price £850,000  
(other fees apply)



*It can only be Audley.*





This spacious 2-bedroom apartment is situated on the top floor of Pembroke Court and has a prime location close to the main house where you will find the popular Langton's restaurant, bar bistro, library, lounge and Audley Club with health spa, swimming pool, gym and hairdressers.

The apartment has a good-sized terrace which is accessed from both bedrooms and has stunning views over the beautiful woodland at Cooper's Hill.

### Key Features

- Prime location on the top floor of Pembroke Court with lift access to underground car park
- Storage cupboard to entrance hall
- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Private terrace with uninterrupted views over woodland
- Siematic fully fitted 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 £1260.22

Ground rent £500.00 per annum

Parking: £628.06 per annum

Council Tax Band: F

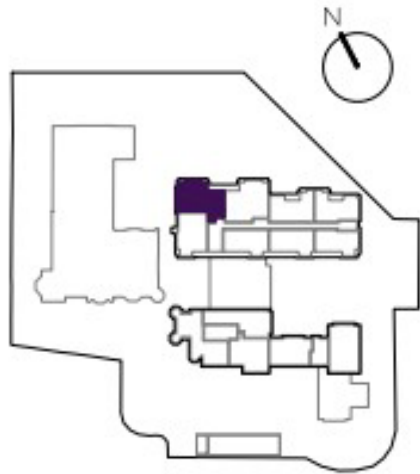
**Tenure:** Leasehold

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.

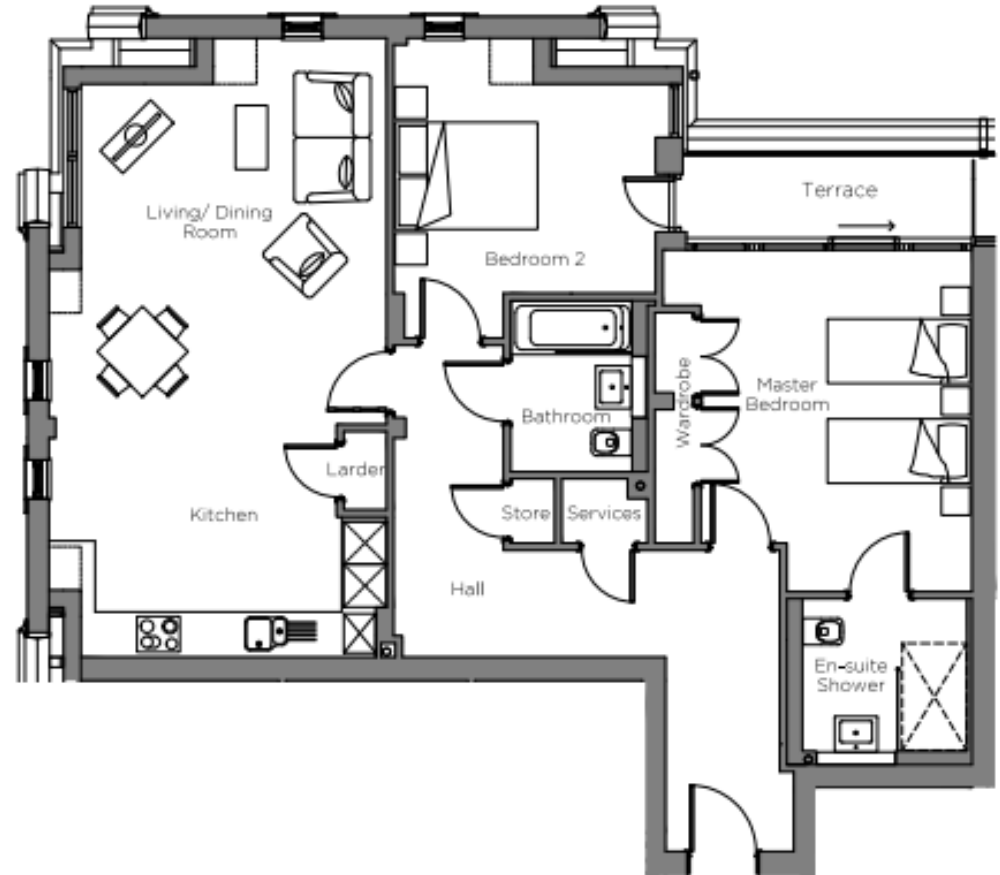
Viewing by appointment with the sales office.

### STUNNING VIEWS OVER WOODLAND - TOP FLOOR APARTMENT





| Internal Measurements     | Metric (m)  | Imperial (ft) |
|---------------------------|-------------|---------------|
| Living room / Dining room | 5'41 x 4'73 | 17'9 x 15'6   |
| Kitchen                   | 4'73 x 3'16 | 15'6 x 10'5   |
| Main Bedroom              | 4'78 x 3'80 | 15'8 x 12'6   |
| Bedroom two               | 3'67 x 3'58 | 12'1 x 11'9   |
| Terrace (approx.)         | 4'07 x 1'21 | 13'4 x 4'0    |



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 |
|-------|---------------|---------|-----------|
| 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)

01753 201 305