

5 Pembroke Court

Guide Price £865,000
(other fees apply)



It can only be Audley.



CLOSE TO AUDLEY CLUB WITH SPA AND SWIMMING POOL

A spacious two bedroom, ground floor apartment with easy access to an underground car park located in a prime position in Pembroke Court. Conveniently situated close to the main house for easy access to the restaurant, bar & bistro, library, lounge and Audley health club. There is a terrace leading out from the living room which overlooks the courtyard.

Key Features

- Prime location close to the main house and facilities
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Corian worktops
- Open plan living/dining room with views over woodland
- Spacious main bedroom with fitted wardrobes and walk in en-suite shower
- Separate guest bathroom
- Double aspect lounge/kitchen

Fees

Monthly management fee £727.63

Annual ground rent N/A

Parking: £628.06

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.

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Internal Measurements

Metric (m) **Imperial (ft)**

Living/Dining Room	5.41 x 4.83	17'9" x 15'10"
Kitchen	4.83 x 3.16	15'10" x 10'5"
Master Bedroom	4.89 x 3.97	16'1" x 13'0"
Bedroom 2	4.10 x 3.01	13'5" x 9'11"
Terrace (approx)	5.12 x 1.25	16'10" x 4'1"

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		



