

27 PEMBROKE COURT

Guide Price £629,950
(other fees apply)



It can only be Audley.



A beautifully appointed two-bedroom apartment, south-west facing with dual aspect. Situated on the second floor and conveniently located for the main house where you will find the restaurant, bar bistro, library, lounge and health spa. The space is light and airy with a private balcony accessed from your living room.

Key Features

- Views over woodland from living room, kitchen and balcony
- Fully fitted Villeroy and Boch ensuite shower room and guest bathroom
- Lift access to underground car park
- SieMatic fully fitted kitchen with integrated appliances: fridge/freezer, washer dryer, dishwasher and double oven with microwave
- Underfloor heating

Fees

Monthly management fee £1,260.22

Annual ground rent £500

Parking: No parking fees apply

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

Kitchen/Living/Dining Room
Master Bedroom
Bedroom 2

Balcony (approx)

Metric (m)	Imperial (ft)
6.89 x 4.84	22'7" x 15'10"
4.76 x 3.90	15'8" x 12'10"
3.26 x 3.15	10'9" x 10'4"
3.34 x 1.49	11'0" x 4'11"

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		



