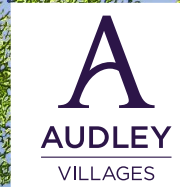


## 2 MIDDLEMORE HALL

Guide Price £740,000  
(other fees apply)



*It can only be Audley.*





This charming grade 1 listed apartment is perfectly located on the ground floor of Middlemore Hall. The main bedroom is well-appointed and offers fitted wardrobes. There is also a modern SieMatic kitchen with integrated new appliances including oven, hob, dishwasher and washing machine. In addition, the apartment offers spacious living/dining room and a guest bathroom with Villeroy & Boch sanitaryware.

### Key Features

- Ground floor apartment with large private terrace
- Large Main bedroom
- Guest bedroom and bathroom
- SieMatic kitchen with integrated appliances
- Spacious living/dining room
- Short walk to the main house

### Fees

Monthly management fee: Option 1: £609.06  
Option 2: £1,129.17

Parking: £688.25

Ground rent: £500 per annum

Bistro credit: £81.24

Council Tax Band: G

### 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.

0121 4545270    [stgeorgesales@audleyvillages.co.uk](mailto:stgeorgesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	7.66 X 5.46	25'1" X 17'9"
Kitchen	6.70 X 7.57	21'98" X 6'98"
Main Bedroom	7.31 X 5.52	23'98" X 18'11"
Bedroom two	4.74 X 3.18	15'55" X 10'43"
Total Apartment Area	1,561 m2	

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		
69-80	C		
55-68	D	61D	61D
39-54	E		
21-38	F		
1-20	G		





