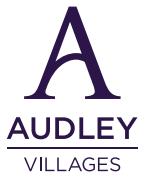


# 6 MOWBRAY HALL

Guide Price £619,950  
(other fees apply)



*It can only be Audley.*



This charming and spacious two-bedroom apartment has a prime location on the first floor of Mowbray Hall and is close to all the village amenities which are situated in the beautiful period main house. These include a restaurant with spacious terrace for warmer days, a bar bistro, library, lounge and health spa.

All rooms have a south westerly aspect, with views from the balcony over stunning grounds and gardens.

### Key Features

- Prime location with lift access to underground car park
- En suite shower room in the master bedroom, and a guest bathroom accessed from hallway.
- Private balcony with outstanding views
- SieMatic fully fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

### 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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.76 X 3.69	22'2 X 12'2
Kitchen	3.70 X 2.35	12'2 X 7'8
Main Bedroom	4.73 X 2.92	15'6" X 9'7"
Bedroom two	4.08 X 3.29	15'2" X 9'11"
Balcony	3.37 X 1.47	11'1 X 4'10"

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.

