

4 MILTON PLACE

Guide Price £825,000
(other fees apply)



It can only be Audley.



A well-positioned, charming cottage with two double bedrooms and a study/ single bedroom. The large terrace is accessed via double French doors from the lounge overlooking the beautiful gardens and lake. The main bedroom benefits from an en-suite shower room, additional storage and built in wardrobes. The kitchen is fitted with a water softener, a Quooker hot tap and bespoke extractor fan.

Key Features:

- Integrated appliances in the kitchen include oven, microwave, hob, fridge freezer, washer/dryer and dishwasher
- Two large double bedrooms, both with built in wardrobes
- Second shower room downstairs
- Prime location close to main house facilities including bistro, restaurant and swimming pool.
- Allocated parking space
- Stannah stair lift
- Guest Suite for visitor use (Subject to costs and availability)

Fees

Monthly management fee £1192.02

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £82.21 p/m

Council Tax Band: F

Tenure: Leasehold

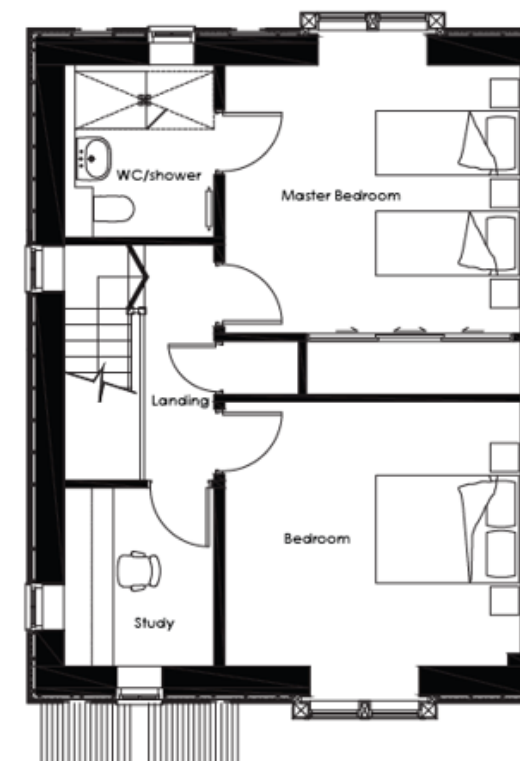
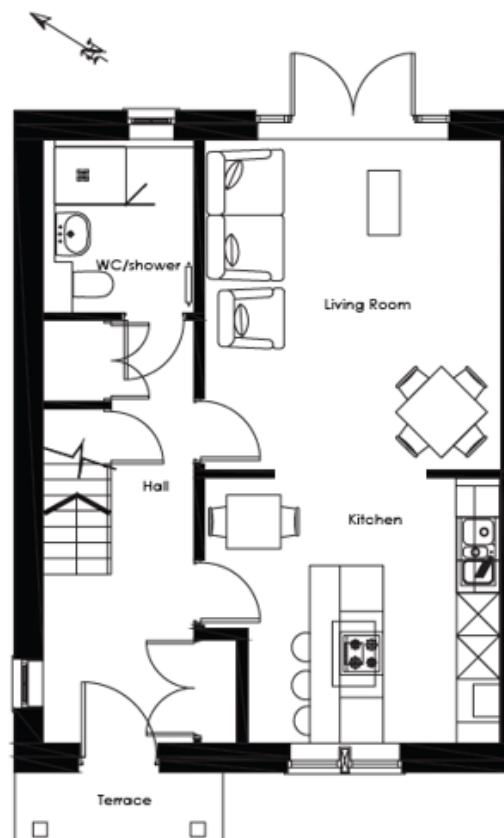
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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| Internal Measurements | Metric (m) | Imperial (ft) |
|-----------------------|-------------|---------------|
| Living room | 4.62 x 4.19 | 15'2" x 13'9" |
| Kitchen | 3.70 x 3.54 | 12'2" x 11'7" |
| Main Bedroom | 4.15 x 3.78 | 13'7" x 12'5" |
| Bedroom two | 4.14 x 3.71 | 13'7" x 12'2" |
| Study | 2.50 x 2.10 | 8'2" x 6'11" |
| Total sq ft 1178 | | |



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 | | 93 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

