

## 2 CROMPTON CLOSE

Guide Price £355,000  
(other fees apply)



*It can only be Audley.*





This charming semi-detached cottage has a light, bright lounge diner with a feature fireplace and French doors leading to a private enclosed garden. With beautiful southeast views from the front of the property and westerly views of the landscaped gardens to the rear. This cottage has ample storage space throughout with both bedrooms having ensuite facilities.

Viewing is advised to appreciate this beautiful property.

### Key Features

- Spacious entrance hallway with storage cupboard
- Downstairs cloakroom with a WC
- Fitted kitchen with Bosch integrated appliances including, microwave, fan assisted oven, washer/dryer, dishwasher, induction hob and fridge freezer
- Beautiful southeast facing lounge / diner
- Main bedroom with fitted wardrobes and an en suite bathroom
- Second bedroom with fitted wardrobes and an ensuite shower room
- Private enclosed garden with a terrace
- Located within easy access of the main house facilities
- Allocated car parking space available on a permit basis.  
(Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car.)

### Fees

Monthly management fee £1061.25

Annual ground rent £100

Parking: No parking fees apply

Bistro credit: £97.20

Council Tax Band: D

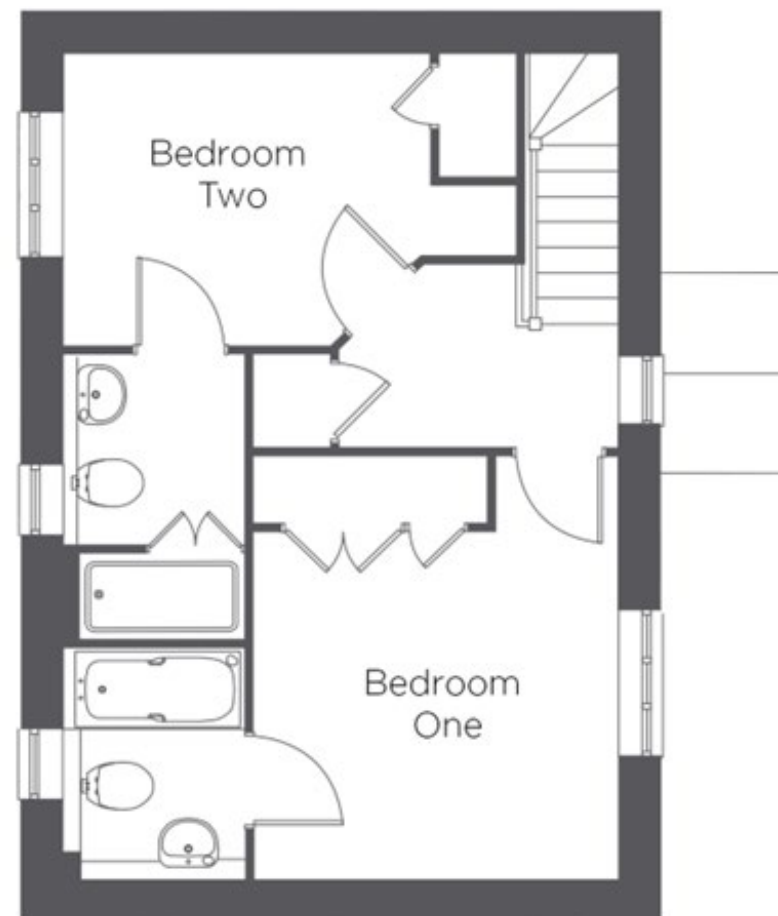
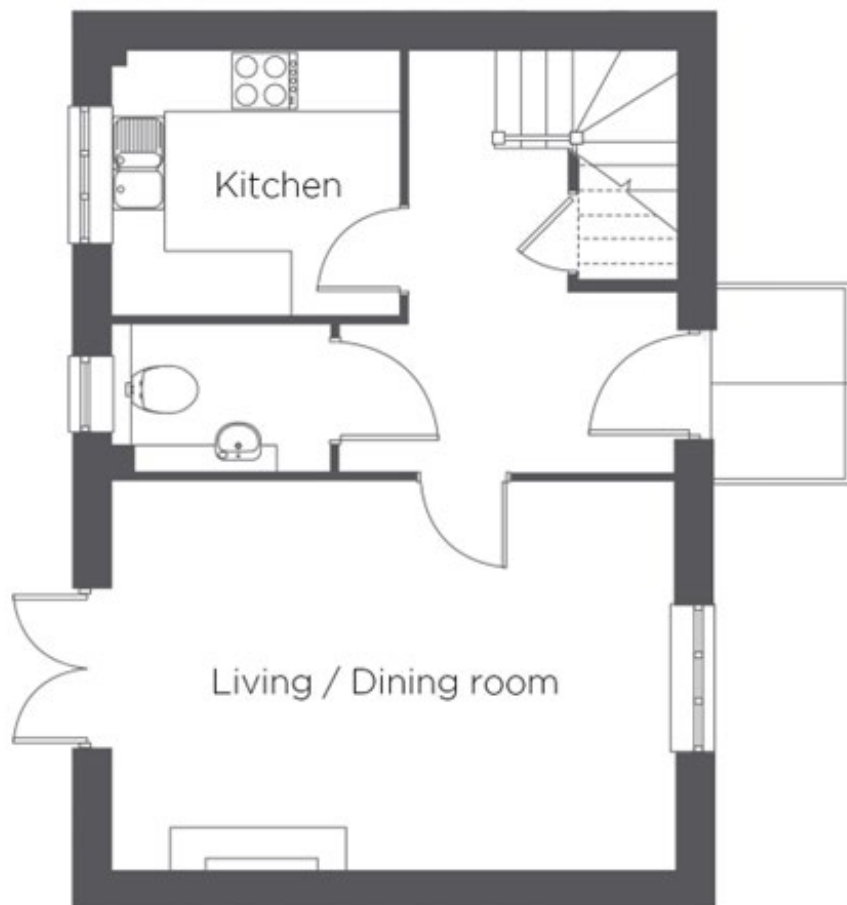
Tenure: Leasehold

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 / Dining room	3.65 x 5.30	12'0" x 17'4"
Kitchen	2.55 x 2.70	8'4" X 8'9"
Main Bedroom	3.90 x 3.45	12'8" x 11'3"
Bedroom two	2.75 x 4.15	9'0" x 13'6"
Total Sq Ft 904		

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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Audley St Elphin's Park

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