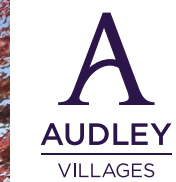


5 SELMAN WAY

Guide Price £550,000
(other fees apply)



It can only be Audley.



This immaculate one-bedroom, ground floor apartment is spacious and light. It is close to the main house which has the benefit of the bistro, restaurant and health club. French doors opening onto a north-west facing private terrace with stunning views across the allotments.

The main bedroom benefits from built in wardrobes and an en-suite shower room. Guest cloakroom with additional large storage cupboard. The kitchen is separate to the lounge and is fully equipped with a SieMatic kitchen with integrated Neff appliances including Neff fridge/freezer, Neff fan assisted oven, hob, dishwasher and washer/dryer.

Key Features:

- Large bedroom with built in wardrobes
- En-suite shower room with Villeroy and Bosch sanitaryware
- Guest cloakroom
- Remote control terrace sunshades
- Allocated parking space
- Guest Suite for visitor use (subject to costs and availability)

Fees

Monthly management fee £1224.05

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £82.21

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	4.95 x 4.50	16'2" x 14'8"
Master bedroom	4.38 x 4.17	14'4" x 13'7"
Kitchen	3.74 x 2.44	12'3" x 8'0"
Terrace (approx.)	4.56 x 3.00	15' x 10'
Approx sq ft	750	

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

