

## 26 Padgett Court

Guide Price £430,000  
(other fees apply)



*It can only be Audley.*





The separate kitchen in this two-bedroom top floor apartment opens to a small balcony area. The living/dining space has a Juliet balcony and wonderful views. The main bedroom has an en suite shower room and built-in wardrobes. There is a second bedroom and guest bathroom. The hallway offers ample storage.

### Key Features:

- Main bedroom with en suite bathroom
- Second bedroom
- Balcony/terrace
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher, washer/dryer and microwave
- The hallway offers ample storage.

### Fees:

Monthly management fee £1160.97

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: 89.72

Council Tax Band: E

**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.

01943 498 248 [clevedonsales@audleyvillages.co.uk](mailto:clevedonsales@audleyvillages.co.uk)



#### Internal Measurements

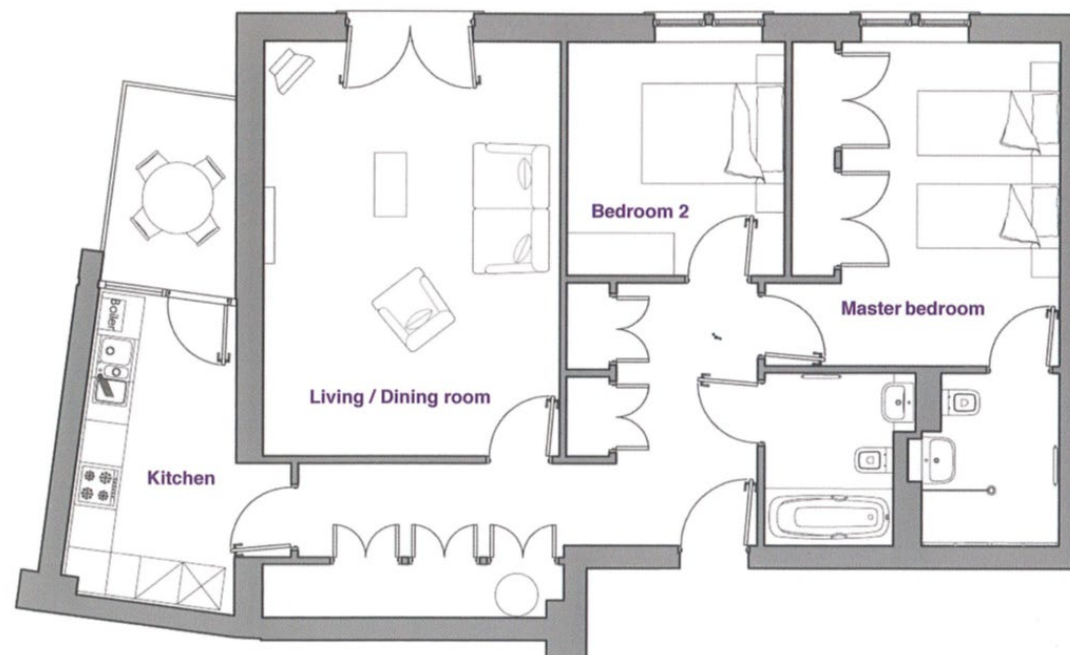
Living room / Dining room  
Kitchen  
Main Bedroom  
Second Bedroom

#### Metric (m)

5.64 x 4.06  
4.33 x 2.36  
4.37 x 2.93  
3.16 x 3.09

#### Imperial (ft)

18'6" x 13'4"  
14'2" x 7'9"  
14'4" x 9'7"  
10'4" x 10'2"



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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



