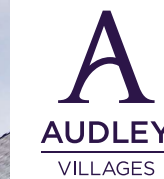


19 CHAMBERLAIN PLACE

Guide Price £375,000
(other fees apply)



It can only be Audley.



This charming and spacious two-bedroom apartment has a prime location on the ground floor of Chamberlain Place.

The main bedroom has built-in wardrobes and an ensuite shower room. The second bedroom/study has fitted wardrobes and a fitted study. The ensuite and guest WC are both fitted with Villeroy & Boch sanitaryware and the SieMatic kitchen benefits from integrated Neff appliances.

Property specifications

- Ground floor
- Ensuite shower room and main bathroom with walk in shower
- Private terrace
- SieMatic kitchen with Neff appliances
- Guest Suite Facilities (subject to availability and costs)

Fees

Monthly Management Fee: £1129.18 (Option 1)

Monthly management fee: £609.06 (Option 2)

Annual ground rent: £500

Bistro credit: £81.24 (per month)

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.

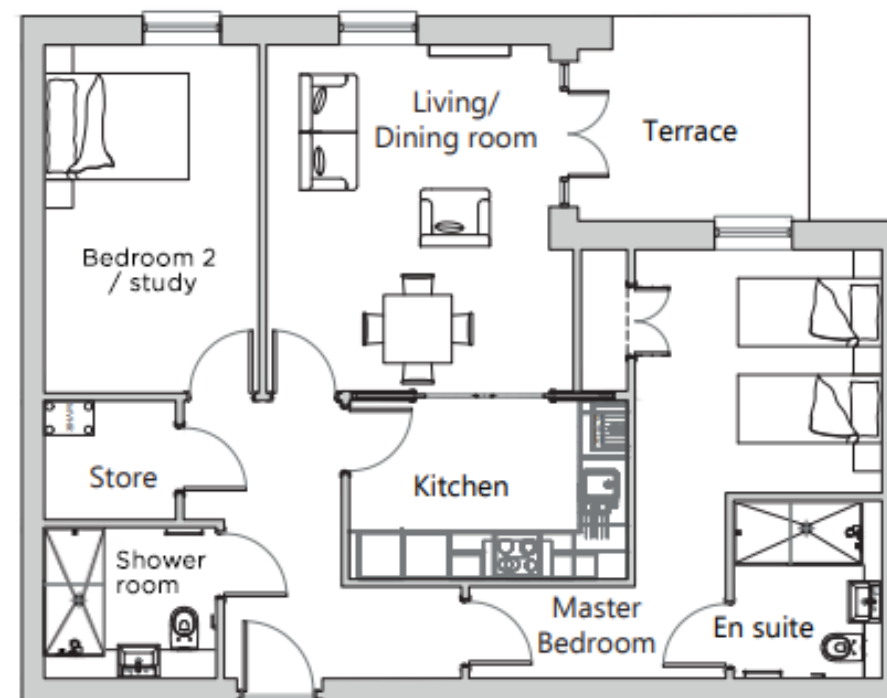
Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee, option dependent on property, as per the lease.

Viewing by appointment with the sales office.

0121 4545270 stgeorgesales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.54 X 3.73	14'11" X 12'03"
Kitchen	3.67 X 2.35	12'0" X 7'9"
Main Bedroom	5.65 X 3.97	18'6" X 13'0"
Bedroom 2/study	4.59 x 2.83	15'1 x 9.3
Total Apartment Area	81.5m"	874ft"



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

