

## 7 SKIPPING WAY

Guide Price £895,000  
(other fees apply)



*It can only be Audley.*



This large stunning two-bedroom first floor apartment has a large open plan kitchen/Dining/ living room. The large east facing balcony, with stunning views, is accessed via dual French doors and there is also a Juliet balcony.

The apartment has a fully equipped SieMatic kitchen with integrated Neff appliances including Neff fridge/freezer, Neff fan assisted oven, hob, dishwasher and washer/dryer. The main bedroom has an ensuite shower room and built in double wardrobes.

### Property specifications

- Double wardrobes in the master bedroom
- En-suite shower room with Villeroy and Bosch sanitaryware
- Guest bathroom with bath
- Large hallway can be utilised as a study/ reading room
- Ample storage
- Allocated parking space
- Guest Suite for visitor use (subject to costs and availability)

### Fees

Monthly management fee £1,334.69

Annual ground rent n/a

Parking: No parking fees apply

Bistro credit: £82.21

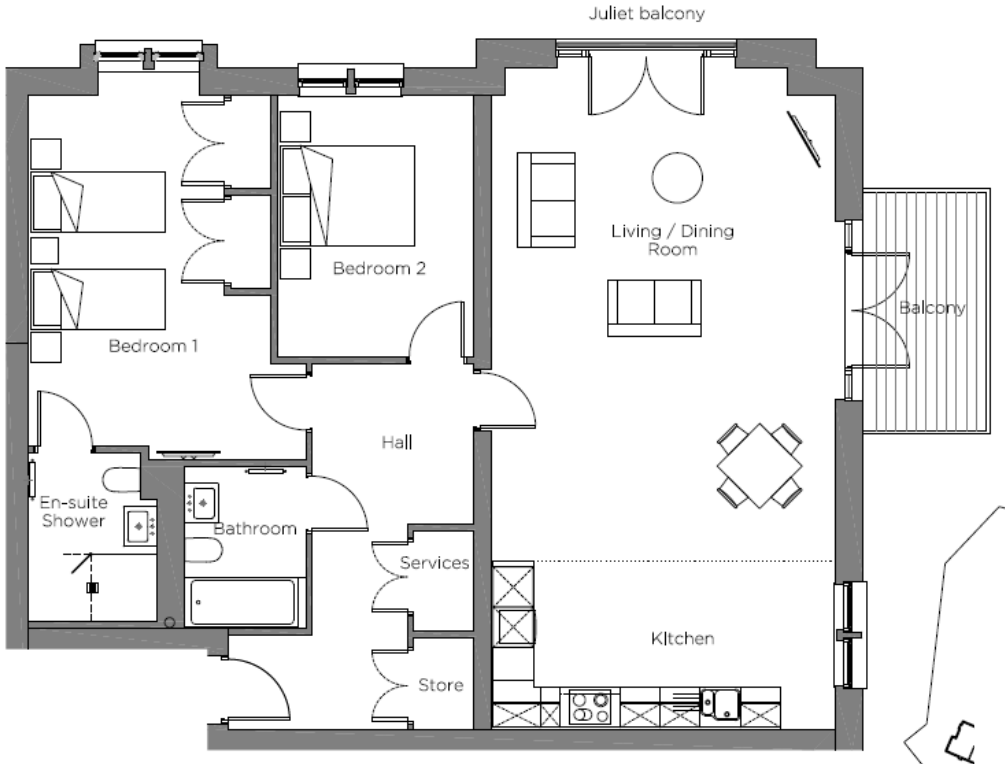
Council Tax Band: F

### 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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%). Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room / Kitchen	9.49 X 5.14	31'2" x 16'11"
Main Bedroom	5.26 x 2.93	17'3" x 9'8"
Bedroom two	3.91 x 2.95	12'10" x 9'8"
Balcony	3.57 x 1.84	11'9" x 6'11"
Approx sq ft 1211		

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		

