



# HARDINGS



1 Pembroke Court Coopers Hill Lane  
Price Guide £945,000






This beautiful two bedroom garden level apartment is located in Pembroke Court, close to the main house with access to spa, swimming pool, gym, bar etc. Featuring a spacious terrace that enjoys views over the beautifully maintained village grounds and woodland further benefits include a bright open plan kitchen/dining area with separate utility room and two good sized double bedrooms, including the master bedroom which benefits from fitted wardrobes and an en suite with Villeroy & Boch sanitaryware. The property will also come with underground car parking.

**ADDITIONAL AMENITIES** As an owner at Audley Cooper's Hill you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool. There are also regular owners-only swimming sessions and an owners' library.

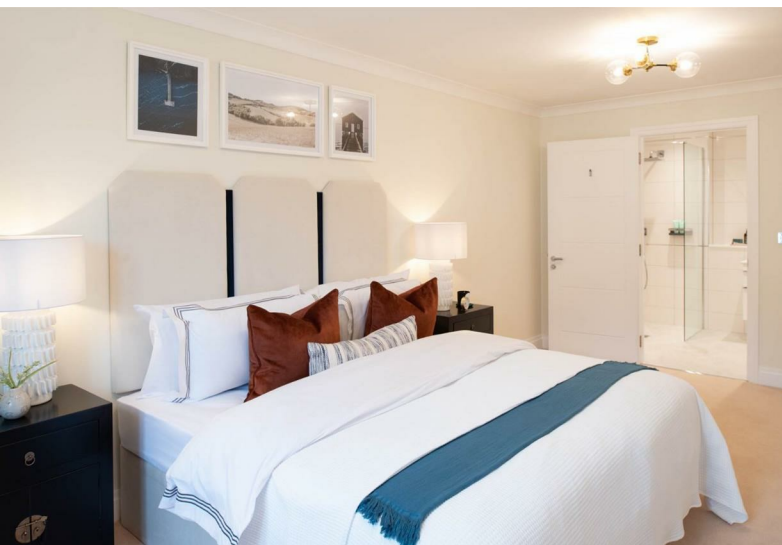
The tenure is leasehold and the property is serviced and managed by Audley Villages/Mayfield Villages. A monthly management fee, deferred management charge and ground rent apply to all properties. Flexible care packages are available on request.

## Features

- Luxury Retirement Garden Level Apartment
- Open Plan Kitchen / Dining Room
- Generous Outdoor Terrace
- Audley Club Membership
- Walking Distance to River Thames
- Beautifully Maintained Village Grounds
- 2 Double Bedrooms, 1 With Ensuite
- Underground Car Park
- Conveniently Located Close to Englefield Green
- Sweeping Views of Windsor Castle

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	





11 High Street, Windsor, Berkshire, SL4 1LD,  
T: 01753 833 118 | E: info@hardings.co.uk  
www.hardings.co.uk

