



HARDINGS



Coopers Hill
Price Guide £889,950






A beautifully presented two-bedroom apartment located on the ground floor of this exclusive retirement development. This apartment benefits from south facing balcony & a west facing reception/ dining room, and with a modern integrated separate kitchen.

The two bedrooms are a generous size with the master having a walk in wardrobe and en suite shower room with Villeroy & Boch sanitaryware. The property will also come with underground car parking.

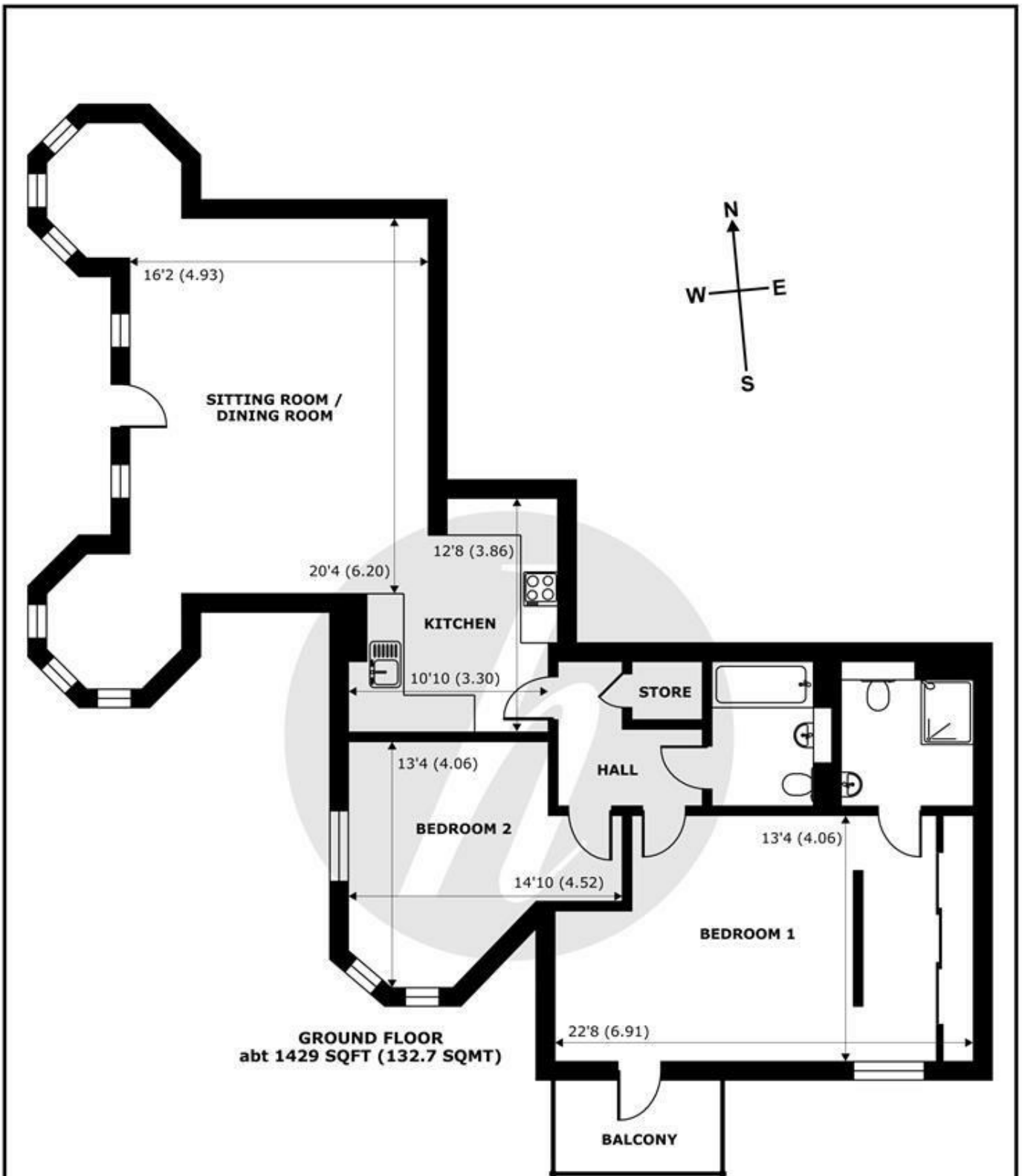
ADDITIONAL AMENITIES As an owner at Audley Cooper's Hill you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool. There are also regular owners-only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

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

Features

- Luxury Ground Floor Retirement Apartment
- Two Double Bedrooms
- Vast Built in Storage in Principle Bedroom
- Underground Car Park
- Conveniently Located Close to Englefield Green
- Beautifully Maintained Village Grounds
- Two Bathrooms
- Modern Integrated Kitchen
- Dual Aspect Reception/ Diner
- Private Entrance



Coopers Hill, Englefield Green, Egham, TW20

Approximate Internal Area = 1155 sq ft / 107.2 sq m
 Approximate External Area = 1429 sq ft / 132.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hardings. REF: 1131852





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