



# HARDINGS



25 Pembroke Court Coopers Hill Lane  
Price Guide £710,000






This beautiful two bedroom apartment is located on the second floor of Pembroke Court, enjoying views over the beautifully maintained village grounds and woodland. The living/dining room area is spacious leading to a balcony. There are two good sized 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Features

- Beautiful 2nd Floor Retirement Apartment
- 2 Double Bedrooms
- Balcony
- Audley Club membership
- Views Over Well-Maintained Village Grounds
- 2 Bathrooms
- Underground parking

# Audley Cooper's Hill

Pembroke Court  
Second Floor Apartment  
Plot 65



## Internal Measurements

Living/Dining Room

Kitchen

Master Bedroom

Bedroom 2

Balcony (approx)

## Metric (m)

4.63 x 4.56

3.68 x 2.55

6.29 x 3.07

3.31 x 3.21

2.51 x 1.53

## Imperial (ft)

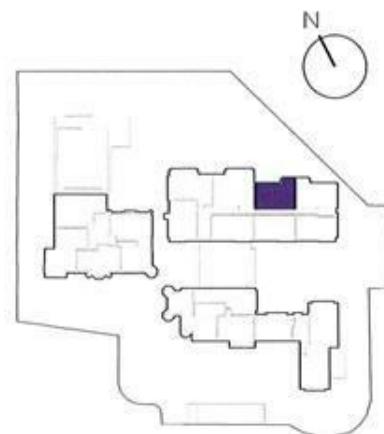
15'2" x 15'0"

12'1" x 8'4"

20'8" x 10'1"

10'10" x 10'7"

8'3" x 5'0"



Audley Cooper's Hill  
Cooper's Hill Lane,  
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These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office.

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