

5 Pollard Way



## 5 Pollard Way

### One bedroom apartment

A one bedroom apartment located on the ground floor of Pollard Way. Enjoy beautiful hillside views from the dual aspect living/dining room which benefits from direct access onto a private terrace. The bedroom has double fitted wardrobes and there is additional storage in the hallway. There is a modern kitchen with integrated appliances and bathroom with walk-in shower.

#### Property specifications

- Ground floor apartment with private terrace with beautiful hillside views
- Double bedroom with fitted wardrobes
- Hallway storage
- Modern SieMatic kitchen with integrated Neff fridge/freezer, dishwasher, oven and microwave combination oven
- Includes Integrated Bosh washer dryer
- Walk-in shower in the bathroom with Villeroy & Boch sanitaryware
- Allocated parking

#### Guide Price **£295,000** (other fees apply)

Monthly management fee £830.77

Annual ground rent £500

Bistro Credit £72.68

Council Tax Band: C

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

**01629 733 337**

**stelphinssales@audleyvillages.co.uk**



# 5 Pollard Way

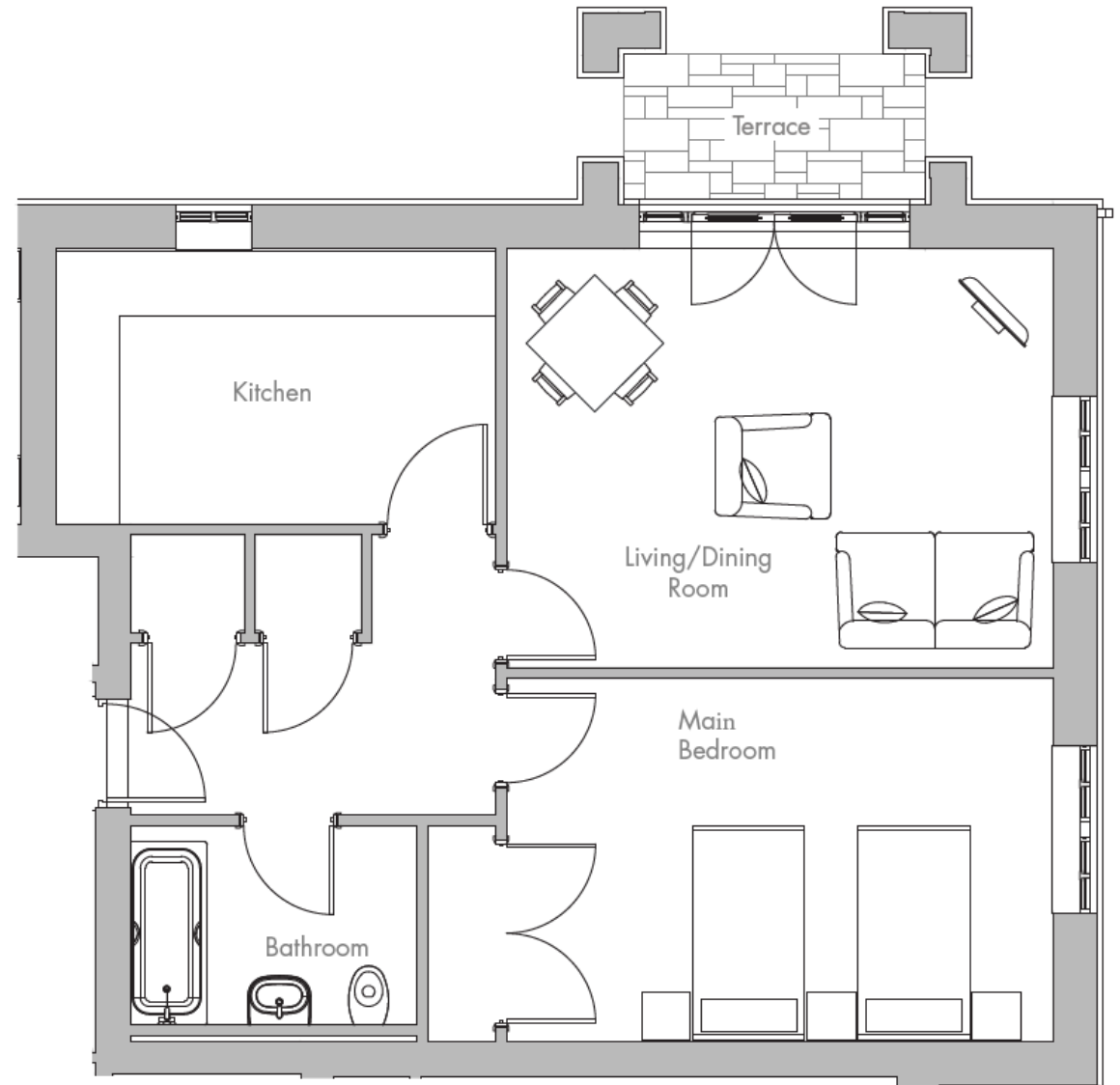
## Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	5.07 x 3.88	16'8" x 12'9"
Kitchen	4.08 x 2.56	13'5" x 8'5"
Main Bedroom	5.07 x 3.37	16'8" x 11'1"
Terrace (approx.)	2.79 x 1.36	9'2" x 4'5"

Total Sq.Ft 702

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office.  
November 2015

