

# ROSEFIELD COTTAGE

Guide Price £290,000  
(other fees apply)



*It can only be Audley.*





This well-presented refurbished cottage enjoys a south-facing aspect and is complete with original beams. Downstairs there is the living room, separate kitchen with modern integrated appliances and a guest WC. Upstairs the double bedroom has fitted wardrobes and a spacious walk-in wet room. There are two storage cupboards within the cottage.

### Key Features

- Living room with separate storage cupboard.
- Separate downstairs guest WC.
- Fitted Siematic kitchen with integrated Neff and Bosch appliances.
- Spacious double bedroom with fitted wardrobes and a separate en suite shower room with Villeroy & Boch sanitaryware.
- Well presented throughout and located close to the central village amenities and the town centre.
- Car parking space available.

### Fees

Monthly management fee £1,218.48

Annual ground rent £0

Parking: £145.36 per annum

Bistro credit: £85.79

Council Tax Band: C

**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.

Viewing by appointment with the sales office.

01926 339 484      binswoodsales@audleyvillages.co.uk



Rosefield Cottage  
Kenilworth Place  
(Plot 25)

Internal Measurements	Metric (m)	Imperial (ft)
Living Room	3.33 x 3.31	12'7" x 10'8"
Kitchen	3.52 x 2.00	11'5" x 6'6"
Bedroom	3.30 x 3.23	10'8" x 10'6"
Sq. ft 654		

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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





