

## 6 KINETON HALL

Guide Price £335,000  
(other fees apply)



*It can only be Audley.*





This one bed, first floor apartment enjoys a west facing aspect from the floor to ceiling windows in the living/dining room. The separate kitchen has modern integrated appliances including a Neff ceramic hob, microwave/oven/grill, double oven, fridge/freezer, dishwasher and a Bosch washer/dryer. There is a spacious walk-in wet room off the main bedroom and a separate cloakroom. The apartment benefits from quality fitted cupboards in the living room and storage facilities in the hallway.

### Key Features

- Living room with large character windows, providing a light, bright, sunny aspect
- Luxury SieMatic kitchen with integrated Neff and Bosch appliances
- Wet room with Villeroy & Boch sanitaryware
- Main bedroom with fitted wardrobes
- Well-presented throughout
- Close to Binswood Hall and the central village amenities
- Two guest suites available for owners to reserve

### Fees

Monthly management fee £1158.05

Annual ground rent £500

Car parking space available if required, £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

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	74.31 x 3.82	14'2" x 12'6"
Kitchen	3.63 x 2.54	11'11" x 8'4"
Main Bedroom	4.05 X 3.51	13'3" x 11'6"
Total Square Footage		678

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.





