

## APARTMENT 63. NIGHTINGALE PLACE

Guide Price £1,250,000  
(other fees apply)

2  2 

*It can only be Audley.*





This charming and spacious two bedroom, third floor apartment has a prime location, close to the lifts that gives you access to all the central village amenities. The apartment has a westerly view that overlooks private beautiful greenery which can be accessed from the spacious living/dining area.

The master bedroom has double built-in wardrobes, an en suite with a luxurious shower and bath.

### Key Features

- Prime location on the third floor, with lift access
- En suite in the master bedroom, and guest bathroom
- Private balcony with Westerly facing views overlooking communal garden
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer
- Fully installed water softener
- En suite shower room in the bedroom, and a guest WC

### Fees

Monthly management fee:

Option 1 - £1,411.34

Option 2 - £857.23

Council Tax Band: F

**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.

020 3802 1587 [nightingalesales@audleyvillages.co.uk](mailto:nightingalesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.1 x 3.9	20'0" X 12'10"
Kitchen	2.7 X 2.8	8'10" X 9'2"
Main Bedroom	6.1 X 3.2	20'0" X 10'6"
Bedroom two	3.2 X 3.3	10'6" X 10'10"
Balcony	1.2 X 6.0	3'11" X 19'8"

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	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





