





## 2 HARBURY COURT

Guide Price £450,000  
(other fees apply)



*It can only be Audley.*





This charming two-bedroom apartment has a prime location on the ground floor of Harbury Court, close to all the central village amenities. Featuring a large private patio with plenty of room for garden furniture and pots. The living/dining room benefits from a large window overlooking the terrace and small garden beyond. The main bedroom has built in wardrobes and an ensuite wet room and there is a second bedroom/study. There is a guest bathroom with Villeroy & Boch sanitaryware.

The modern SieMatic kitchen has integrated appliances and a separate utility area.

### Property specifications:

- Prime location on the ground floor of Harbury Court with access to large, private terrace
- En suite shower room in the bedroom, and a guest bathroom
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a utility area housing a Bosch washer dryer
- Quiet location, close to all the central facilities

### Fees

Monthly management fee: £1158.03

Annual ground rent: £250

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](mailto:binswoodsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.70 x 1.54	15'5" x 5'05"
Kitchen	5.40 x 4.53	17'8" x 14'10"
Main Bedroom	4.60 x 3.17	15'1" x 10'4"
Bedroom two/study	2.88 x 2.43	9'5" x 8'0"

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.

