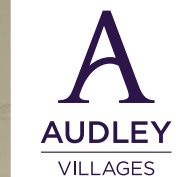


## 3 Northcote House

Guide price £1,050,000  
(other fees apply)



*It can only be Audley.*





This charming and spacious two bedroom, ground floor apartment has a prime location within the classic styled Northcote House, close to all the central village amenities. The living room and kitchen overlook the beautiful landscaped gardens and the property benefits from a large private terrace accessed from the living room.

The main bedroom has triple built-in wardrobes and an en suite shower room. The 2<sup>nd</sup> bedroom is currently used as a dressing room and has quadruple wardrobes and a sofa bed. There is a guest bathroom which has a bath with shower over both with Villeroy & Boch sanitaryware.

### Key Features

- Prime location on the ground floor in the main house
- Private Terrace with outstanding views over the landscaped gardens
- 2 bathrooms (En suite shower room in bedroom 1)
- Amtico flooring throughout in herringbone pattern
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Quooker Hot Water Tap

### Fees

Monthly management fee £486.71

Annual ground rent £0

Parking: £627.10

Council Tax Band: E

**Tenure:** Leasehold 250yrs from 01/03/2022

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.

01344 859 233 [sunningdalesales@audleyvillages.co.uk](mailto:sunningdalesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining room / Kitchen	7.13 X 5.09	23'5" X 16'8"
Main Bedroom	4.33 X 3.62	14'5" X 11'10"
Bedroom 2	4.44 X 2.80	14'7" X 9'2"
Terrace	4.89 X 3.46	16'1" X 11'4"

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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

