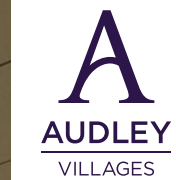


38 PEMBROKE COURT

Guide Price £650,000
(other fees apply)



It can only be Audley.



A beautifully appointed, two-bedroom apartment located on the top floor of Pembroke Court, conveniently situated for Cooper's Hill house, restaurant, bar/bistro, library & The Audley Club. Both living room and kitchen have access to a private southwest facing terrace, whilst the main bedroom has a large Juliet affording views towards Cooper's Hill House and woodland beyond.

Key Features

- SieMatic/fully fitted kitchen with Neff cooking appliances including fan assisted oven and ceramic hob, extractor fan, combi-microwave, dishwasher, fridge/freezer, Bosch washer/dryer and Corian worktops
- En-suite and guest bathroom have elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Main bedroom with built in double wardrobes
- Underfloor heating throughout

Fees

Monthly management fee £727.63

Parking: £628.06 per annum

Bistro credit: 15%

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee.

Viewing by appointment with the sales office.

01753 201 305 coopersales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.72 x 4.37	18'9" x 14'4"
Kitchen	3.26 x 2.50	10'8" x 8'3"
Main Bedroom	5.42 x 4.18	17'10" x 13'9"
Bedroom two	4.35 x 3.25	14'3" x 10'8"
Terrace (approx)	3.93 x 1.01	12'11" x 3'4"

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+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

