

2 MIDDLEMORE HALL

Guide Price £699,000
(other fees apply)



It can only be Audley.



This charming Grade II listed apartment is perfectly located on the ground floor of Middlemore Hall. This impressive 1680 sq ft apartment (excluding the large terrace) benefits from a well-appointed main bedroom and a second double guest bedroom. There is also a modern kitchen with integrated new SieMatic appliances including oven, hob, dishwasher and washing machine. Exclusive use of terrace and storage cupboard

Key Features

- Ground floor apartment with exclusive use of large private terrace
- Spacious main bedroom with fitted wardrobes featuring automatic lighting.
- Walk in wet room with Villeroy & Boch sanitary ware
- Guest bedroom and bathroom
- SieMatic kitchen with integrated appliances and Quooker boiling tap
- Spacious living/dining room
- Short walk to the main house

Fees

Monthly management fee: Option 1: £1,129.17
Option 2: £609.06

Parking: £688.25

Ground rent: £500 per annum

Bistro credit: £81.24

Council Tax Band: G

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	7.66 X 5.46	25'1" X 17'9"
Kitchen	6.70 X 7.57	21'98" X 6'98"
Main Bedroom	7.31 X 5.52	23'98" X 18'11"
Bedroom two	4.74 X 3.18	15'55" X 10'43"
Total Apartment Area	1,561m2	16,802 sq ft

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		
69-80	C		
55-68	D	61D	61D
39-54	E		
21-38	F		
1-20	G		



