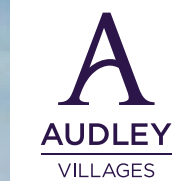


12 HANSARD PLACE

Guide Price £540,000
(other fees apply)



It can only be Audley.



Ideally positioned on the second floor with convenient lift access, this charming and spacious, 2-bedroom, 2-bathroom apartment features a bright and airy living room with a cathedral ceiling, a north-facing Juliette balcony, and a large west-facing balcony ideal for enjoying afternoon and evening sun.

The separate, modern kitchen is fully equipped with high-quality Neff appliances, including a full-size dishwasher and washer dryer, providing both practicality and ease of living. Underfloor heating throughout

New carpets and recent redecoration, generous storage cupboard and a peaceful setting with access to walking paths and communal areas

Key Highlights:

Exclusively for residents aged 60 and over

Two bedrooms, with fitted wardrobes to the master and ensuite
Family bathroom

Dual balconies - north-facing Juliette & west-facing full balcony

Separate kitchen with premium Neff appliances

Underfloor heating & excellent storage

Fees

Monthly management fee £539.03

Annual ground rent £500

Parking: 251.23

Council Tax Band: D

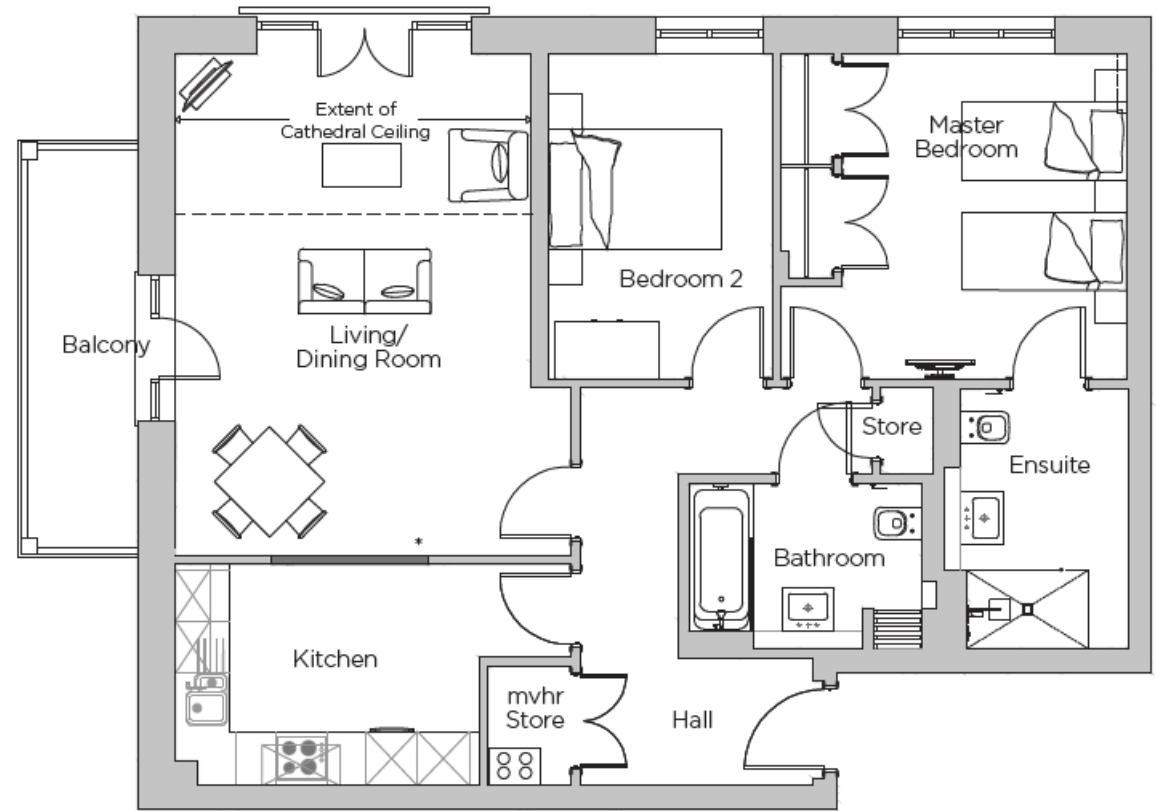
Tenure: Leasehold

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.

01794 278 303 stanbridgesales@audleyvillages.co.uk





Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.80 X 4.58	19'9" x 15'0"
Kitchen	4.58 X 2.56	15'0" x 8'5"
Master Bedroom	4.0 X 3.75	13'1" x 12'4"
Bedroom two	3.75 X 2.60	12'4" x 8'6"
Balcony	4.60 X 1.27	15'1" x 4'2"

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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

