11 WATERCROFT PLACE

Guide Price £620,000
(other fees apply)

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It can only be Audley.

AUDLEY VILLAGES



Audley Wycliffe Park | Horsleys Green, Buckinghamshire, HP14 3JY | www.audleyvillages.co.uk | 01494 324 967

A spacious two-bedroom second floor apartment, situated within easy reach of the village amenities. The lounge has a bright sunny aspect and opens onto two private terraces, with views of the landscaped grounds.

The main bedroom features a dressing area with built-in wardrobes, along with a stylish en-suite shower room. A separate guest bathroom is provided both fitted with Villeroy & Boch sanitaryware. The second bedroom is well-proportioned and offers flexible space.

Key Features:

- Prime second-floor location at Watercroft Place with lift access
- Bright living space with two private terraces and pleasant village views
- Main bedroom with dressing area and en-suite shower room
- Juliette balconies to both bedrooms
- Additional guest bathroom with premium fittings
- Contemporary Nobila kitchen with integrated appliances (fridge freezer, dishwasher, oven, hob, microwave)
- Spacious second bedroom suitable for office or storage use
- Good-sized utility room with washer/dryer

Fees:

Monthly management fee:	Option 1: £1018.821 Option 2: £727.72
Annual ground rent:	Peppercorn
Parking:	£200.00 per annum
Council Tax Band:	E
Tenure: Leasehold:	250 years

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: 2% per year or part-year up to a maximum of 15 years (30%). Option 2: 3% per year or part-year up to a maximum of 10 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee, option dependent on property, as per the lease.

Viewing by appointment with the sales office.
01494 324 967 wycliffesales@audleyvillages.co.uk

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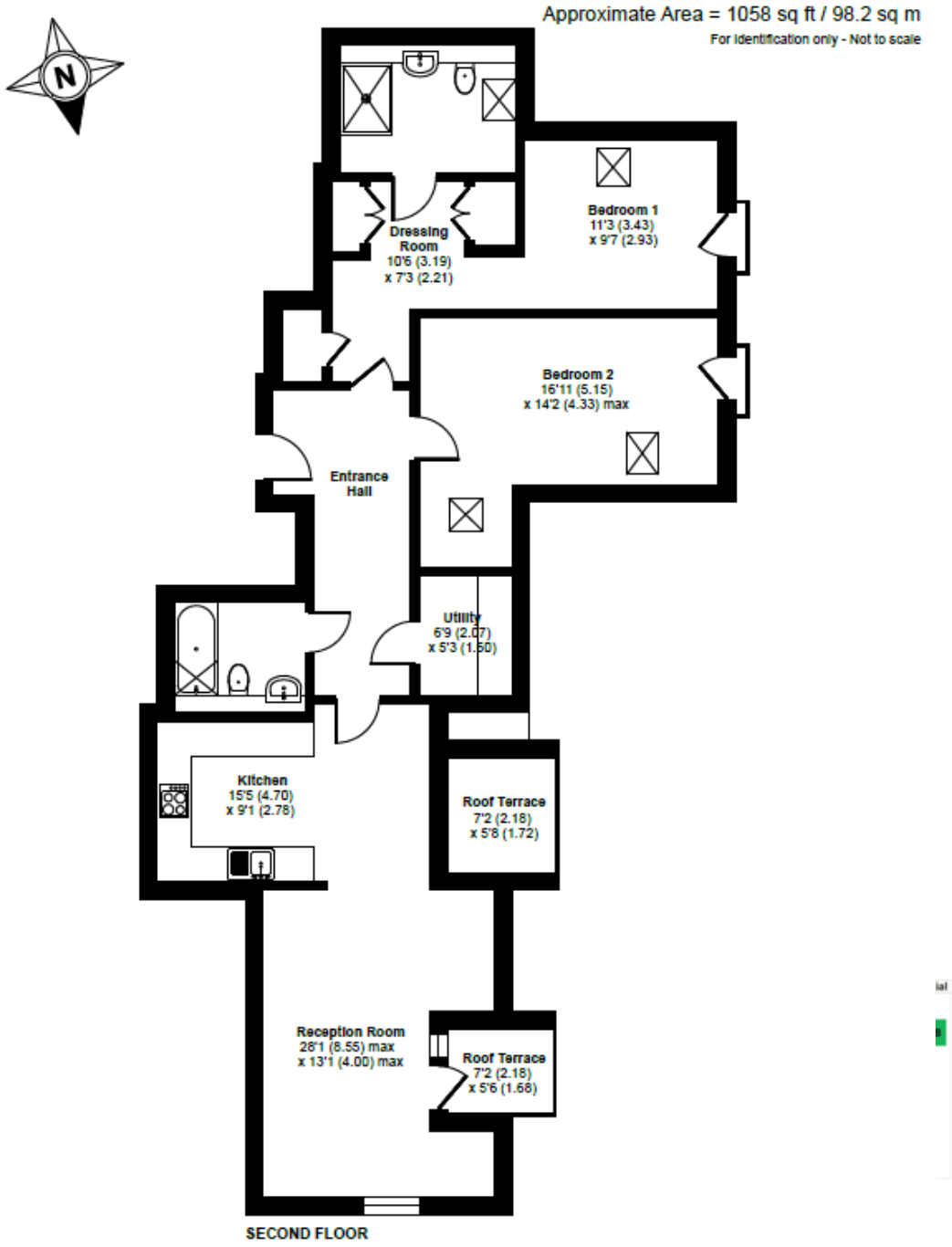

Internal Measurements	Metric (m)	Imperial (ft)
Reception room	8.55 x 4.00	28'1 x 13'1
Kitchen	4.70 x 2.78	15'5 x 9'1
Bedroom One Dressing Room	3.43 x 2.93 3.19 x 2.21	11'3 x 9'7 10'6 x 7'3
Bedroom Two	5.15 x 4.33	16'11 x 14'2
Roof Terrace from Kitchen Roof Terrace from Reception Room	2.18 x 1.72 2.18 x 1.68	7'2 x 5'8 7'2 x 5'6

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.

Stamp Duty offer may be withdrawn at any time and only applies to main residence purchase.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Audley Coopers Hill Limited. REF: 1463030













