

# 3 MIDDLEMORE HALL

Guide Price £575,000  
(other fees apply)



*It can only be Audley.*



This well-presented period first floor apartment has a prime location within Middlemore Hall, close to all the central village amenities. There are two double bedrooms and a large multi purpose room, accessed by stairs from the hallway. The Siematic Kitchen comes complete with integrated appliances.

The main bedroom has double built-in wardrobes, and an en suite shower room and there is a guest WC, both with Villeroy & Boch sanitaryware.

### Key Features

- Prime location on the first floor of Middlemore Hall, with lift access
- Spacious living room leading to the Siematic Kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Very spacious multi purchase room which could be used as a third bedroom or additional sitting room or office accessed from a staircase in the apartment
- En suite shower room in the bedroom, and full size guest bathroom

### Fees

Monthly Management Fee: Option 1 £1,293.60

Monthly Management Fee: Option 2 £728.03

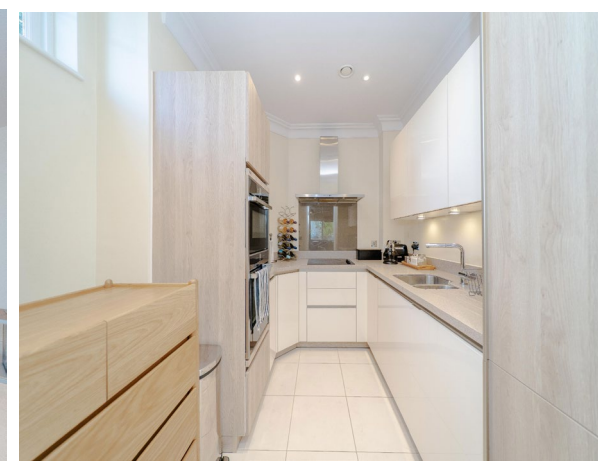
Annual ground rent: N/A

Parking: £688.25 Council Tax Band: F Tenure: Leasehold

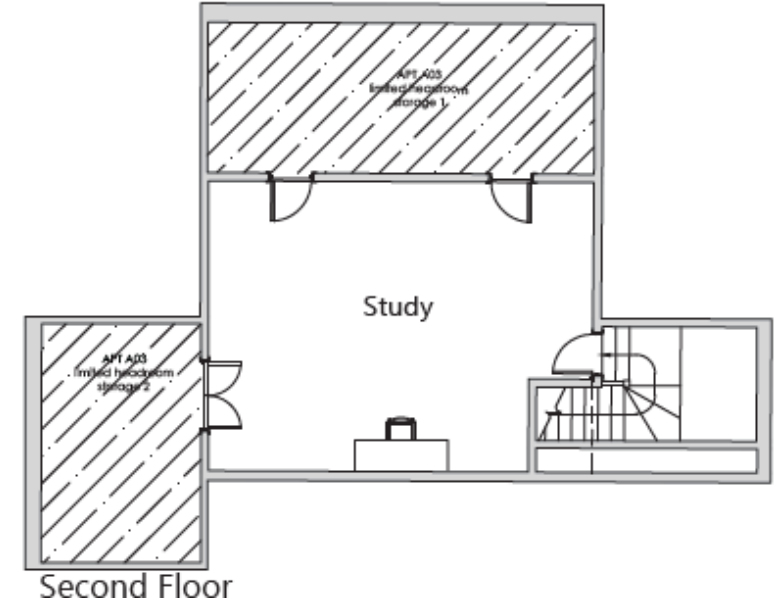
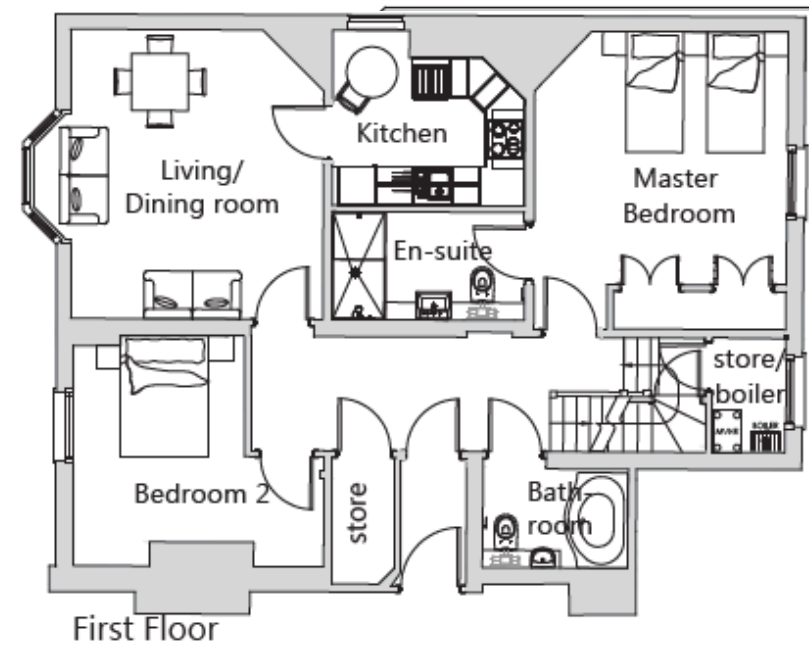
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 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, option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.56 X 3.98	14'69" X 13'5"
Kitchen	3.04 X 2.76	9'97" X 9'05"
Main Bedroom	4.69 X 3.98	15'38" X 13'05"
Bedroom 2	3.96 X 3.63	12'99" X 11'90"
Study / Multi Function Room	6.07 X 4.57	19'91" X 14'99"
Total Apartment Area	118.87 <sup>2</sup>	1280 ft <sup>2</sup>



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.

