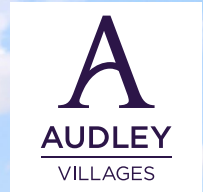


## 8 NEWBOLD COUT

Guide Price £465,000  
(other fees apply)



*It can only be Audley.*



This charming and spacious two bedroom, two bathroom apartment with lift access has a prime location on the third floor of Newbold Court, close to all the central village amenities. The second bedroom/ study has been fitted with a range of furniture making it a multi-purpose room.

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

### Key Features

- Prime location on the third floor of Newbold Court, with lift and stairs access
- En suite shower room in the bedroom, and a separate full-sized bathroom
- West facing aspect, bright, sunny outlook
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Plenty of hallway storage

### Fees

Monthly Management Fee: £1259.24

Annual ground rent: £500

Annual parking: £145.36

Council Tax Band: C

**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. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office.

01926 339 484      [binswoodsales@audleyvillages.co.uk](mailto:binswoodsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.40 X 4.10	17'8" x 13'5"
Kitchen	3.64 X 2.40	11' 11" x 7'10"
Main Bedroom	4.30 X 3.55	14'1" x 11'7"
Bedroom two	3.40 X 3.15	11'2" x 10'4"
883 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	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



