

ROSEFIELD COTTAGE

Guide Price £130,000
(other fees apply)



It can only be Audley.



A unique opportunity to acquire this charming, well-maintained gated cottage, beautifully enhanced by a south-facing aspect and featuring original exposed beams.

Downstairs is the living room, separate kitchen with modern integrated appliances and a convenient guest WC. Upstairs the generously sized double bedroom features fitted wardrobes and a spacious walk-in wet room with Villeroy & Boch sanitaryware.

Conveniently located within easy walking distance of doctors, green spaces, the railway station, local restaurants, theatres and the town centre. Also within easy reach of Stratford-upon-Avon, Warwick and the Cotswolds, with excellent links to motorways.

Key Features

- Immaculately presented throughout, ideally positioned near village amenities.
- Bright and inviting living room.
- High quality Siematic kitchen, complete with integrated Neff and Bosch appliances.
- Allocated car parking space available.
- Generous storage cupboards within the cottage.
- Part Exchange Option Available

Fees

Monthly management fee £1324.98

Annual ground rent £0

Parking: £145.36 per annum

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



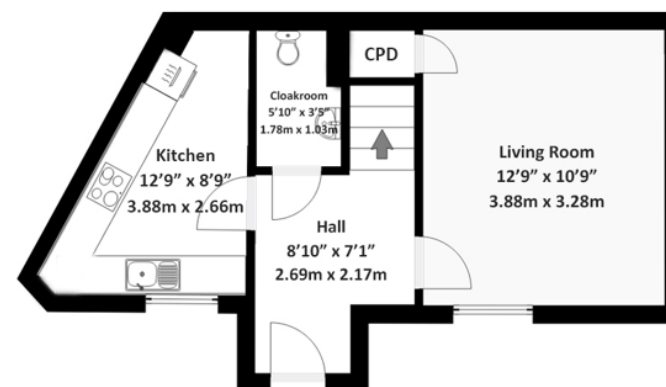
Internal Measurements	Metric (m)	Imperial (ft)
Living Room	3.88 x 3.28	12'9" x 10'9"
Kitchen	3.88 x 2.66	12'9" x 8'9"
Bedroom	3.88 x 3.30	12'9" x 10'10"
Shower Room	3.88 x 2.86	12'9" x 9'5"
Sq. ft 618		

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		
39-54	E		
21-38	F		
1-20	G		
		78 C	89 B

Ground Floor



First Floor

