

# 8 GABRIEL PLACE

Guide Price £460,000  
(other fees apply)



*It can only be Audley.*



This spacious and inviting second floor apartment features patio doors from the living / dining room to a private balcony overlooking the gardens. The apartment is within Gabriel Place with linked internal access to all communal facilities and the secure car park. The main bedroom benefits from a large walk-in wardrobe and an en suite wet room and there is a second double bedroom which can be used as a dining room or office if required. The guest bathroom incorporates a full size bath and the well equipped kitchen has plenty of storage cupboards.

### Key Features

- Prime location on the second floor with a balcony with room for table / chairs / pots and with lovely views of the gardens
- Bathroom with full sized bath and Villeroy & Boch sanitaryware
- Large SieMatic kitchen with integrated appliances - fridge freezer, dishwasher, oven, hob, microwave oven, washer dryer
- 2 double bedrooms, walk in wardrobe and ensuite wetroom to the main bedroom
- Good storage cupboards and car parking space available

### Fees

Monthly management fee: £1,227.85

Annual ground rent: £500

Parking: £688.25

Council Tax Band: E

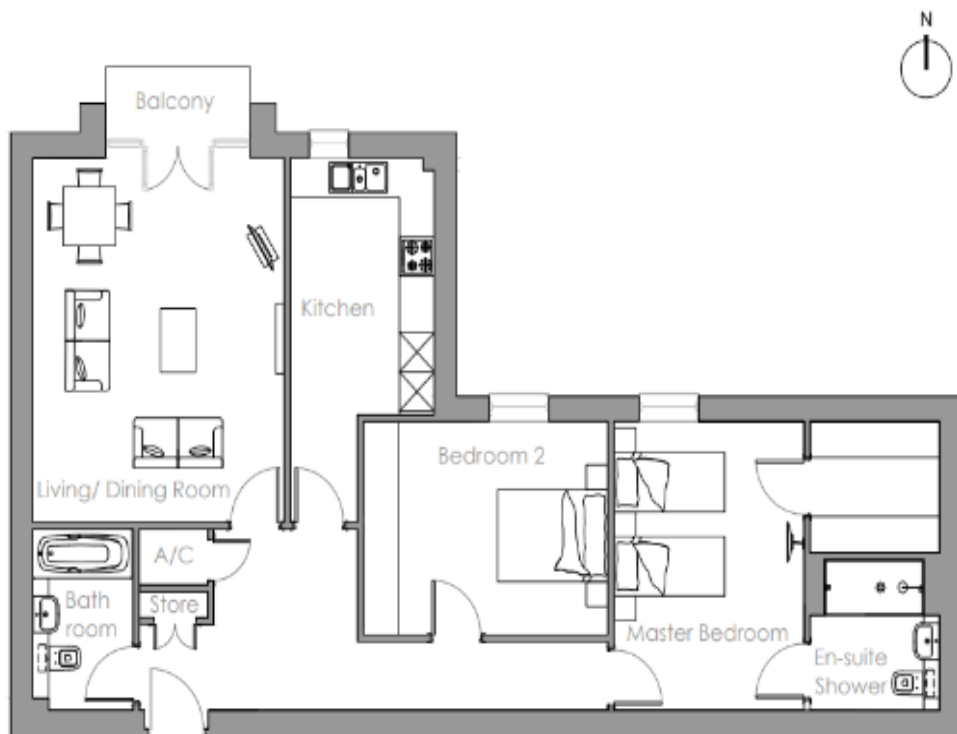
**Tenure:** Leasehold

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.

0121 4545270 [stgeorgesales@audleyvillages.co.uk](mailto:stgeorgesales@audleyvillages.co.uk)

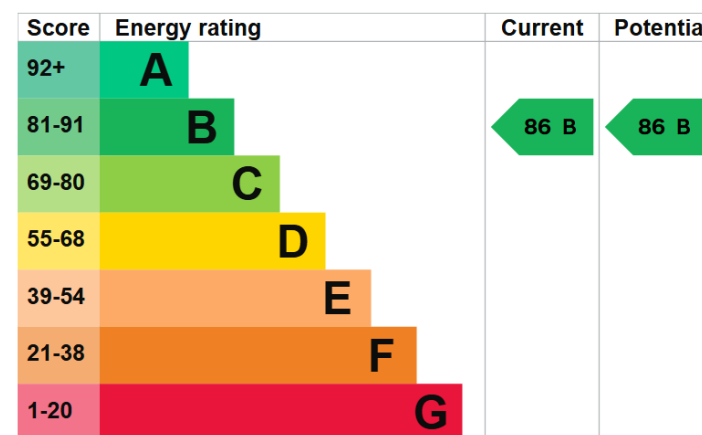




Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.53 X 4.31	18'1" X 14'1"
Kitchen	5.53 X 2.48	18'1" X 8'1"
Main Bedroom	4.38 X 3.27	14'4" X 10'8"
Bedroom 2	4.20 x 3.24	13'9" x 10'7"
Total Apartment Area	94.95.m <sup>2</sup>	1022 ft <sup>2</sup>

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.



The graph shows this property's current and potential energy rating.

