

APARTMENT 78 NIGHTINGALE PLACE

Guide Price £1,275,000
(other fees apply)



It can only be Audley.



This beautifully presented fourth-floor apartment offers bright, contemporary living with generous proportions throughout. Floor-to-ceiling glazing floods the space with natural, western light, while a private balcony provides a tranquil outdoor retreat. The well-appointed kitchen, spacious living/dining area, and two comfortable bedrooms—both with excellent storage—create an ideal blend of style and practicality, perfectly suited to modern independent living.

Key Features

- Long balcony with easy access from both bedrooms; perfect for sun-loving plants and vegetables
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer
- Spacious open-plan living/dining room with excellent natural light

Fees

Monthly management fee:

Option 1 - £1,688.16

Option 2 - £1,025.36

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, 2 or 3 bed: 1.5% per year or part-year to a maximum of 10 years (15%). Option 2: 1, 2 or 3 bed: 2% per year or part-year to a maximum of 10 year (20%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Some photos of this property have been virtually staged for illustrative purposes. Furnishings have been digitally added and are not included in the sale.



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	6.1 x 3.9	20'0" x 12'10"
Kitchen	2.7 x 2.8	8'10" x 9'2"
Master Bedroom	6.1 x 3.1	20'0" x 10'2"
Bedroom 2	3.2 x 3.3	10'6" x 10'10"
Balcony	1.2 x 6.0	3'11" x 19'8"



