

# 3 KINETON HALL TWO BEDROOM APARTMENT

Guide Price £399,000  
(other fees apply)



*It can only be Audley.*



This two bed, ground floor apartment enjoys a west facing aspect from the spacious windows in the living/dining room. The separate kitchen has modern integrated appliances including a Neff ceramic hob, microwave/oven/grill, double oven, fridge/freezer, dishwasher and a Bosch washer/dryer. There is a spacious walk-in wet room off the main bedroom and good storage facilities in the hallway. There is a second bedroom/multi-purpose room.

### Property specifications

- Living room with large character windows, providing a light, bright, sunny aspect
- Luxury SieMatic kitchen with integrated Neff and Bosch appliances
- Wet room with Villeroy & Boch sanitaryware
- Main bedroom with fitted wardrobes
- Recently decorated and new carpets throughout
- Close to Binswood Hall and the central village amenities
- Car parking space available if required
- Two guest suites available for owners to reserve
- Leasehold property

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Monthly management: £1259.24. Annual ground rent: £500

Monthly bistro credit: £93.28 Council Tax Band: C

**A deferred management charge applies to this Leasehold property, please ask the sales team for more information.**

Viewing by appointment – Sales Office 01926 339484.

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



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.76 x 3.80	15'7" x 12'5"
Kitchen	3.63 x 2.34	11'9" x 7'7"
Main Bedroom	4.11 x 2.98	13'5" x 9'8"
Bedroom 2	3.02 x 3.13	9'9" x 10'3"
Total Square Footage	789	

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	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



