

# 8 BRUNSWICK HOUSE

Guide Price £440,000



*It can only be Audley.*





## 8 Brunswick House

Two bedroom third floor apartment with lift access and key fob front door opening system

This well-presented light, sunny apartment enjoys a south-facing Juliette balcony accessed from the living room. The separate kitchen has modern integrated appliances and a south facing window. There are two double bedrooms - the apartment's main bedroom has fitted wardrobes and an en suite walk-in wet room. There is a separate cloakroom and utility area fitted with washing machine and dryer.

Good storage facilities in the hallway.

### Property specifications

Living room with a south facing Juliette balcony

Main bedroom has fitted wardrobes and an en suite shower room with Villeroy & Boch sanitaryware. Separate cloakroom / utility room

Luxury SieMatic kitchen with integrated Neff and Bosch appliances (Fridge Freezer, Dishwasher, Oven, and Microwave/Grill/Oven combination. Bosch Washer Dryer

Well presented, south facing, light apartment

Located close to the central village amenities

Car parking space available

### Guide Price £440,000 (other fees apply)

Monthly management: £1158.03

Annual ground rent: £500

Monthly bistro credit: £85.79

Council Tax Band: C

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.

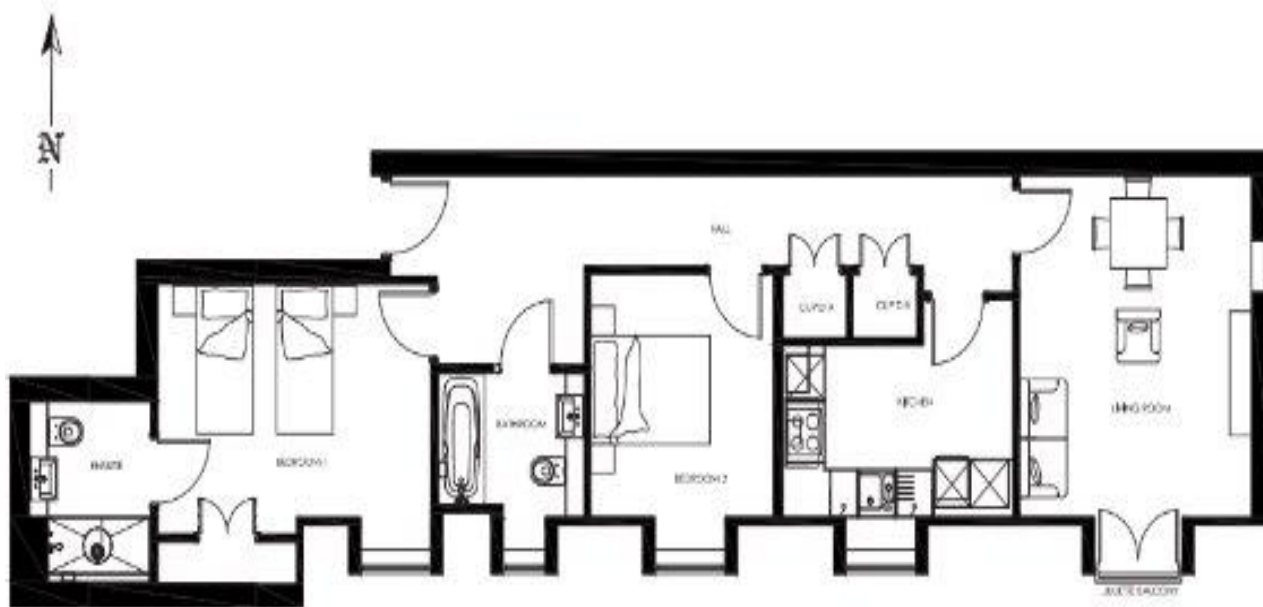
01926 339 484      [binswoodsales@audleyvillages.co.uk](mailto:binswoodsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living Room	4.41 x 3.71	14'6" x 12'2"
Kitchen	3.63 x 2.8	11'11" x 9'2"
Bedroom 1	4.36 x 3.01	14'4" x 9'11"
Bedroom 2	3.14x 2.91	10'4" x 9'7"
Total Sq Ft: 859		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	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.



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.



