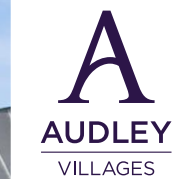


6 Owen Court

Guide Price £850,000
(other fees apply)



It can only be Audley.



This spacious and light west facing 3-bedroom 2-bathroom apartment, has a prime location on the first floor overlooking the courtyard. The three bedrooms are spacious with the principal bedroom benefiting from a walk-in wardrobe and ensuite. The west facing private balcony, accessed from the living/dining room, overlooks the beautiful landscaped courtyard.

Key Features

- 3 bedrooms
- West facing
- Prime location on the first floor, with lift access
- Walk in wardrobe
- En suite shower room to principal bedroom, and seperate guest bathroom
- Private balcony with outstanding views over the courtyard
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Fees

Monthly management fee Option A: £1522.39 or option B £761.20

Annual ground rent N/A

Parking: £627.10

Council Tax Band: E

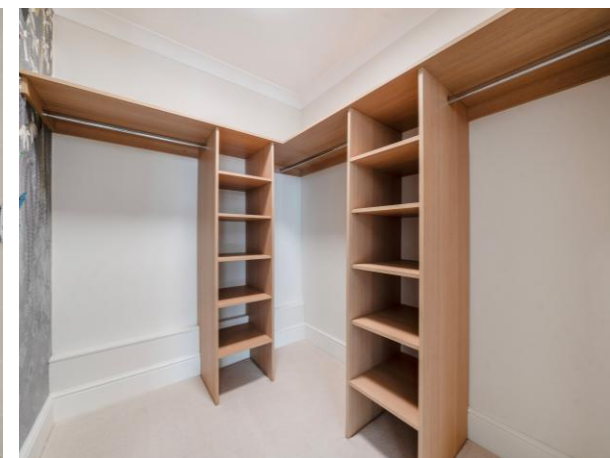
Tenure: Leasehold

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, please ask the sales team for more information.

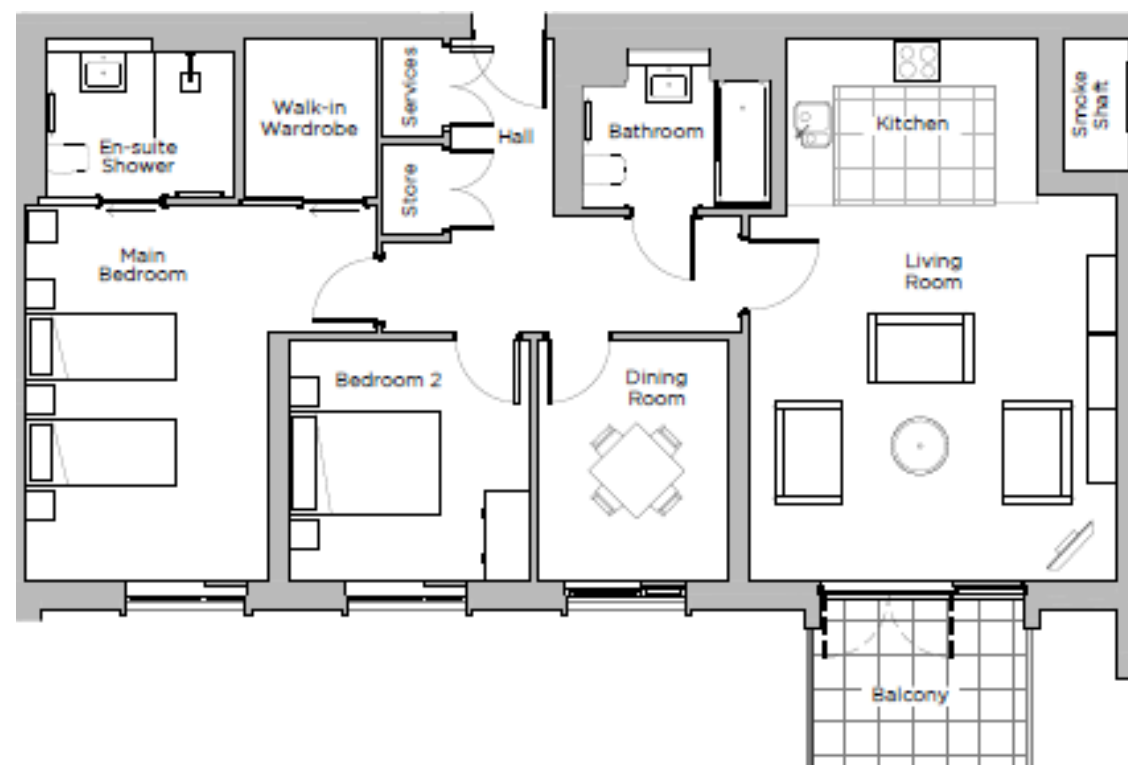
Viewing by appointment with the sales office.

01344 859 233 sunningdalesales@audleyvillages.co.uk

6 Owen Court



Internal Measurements	Metric (m)	Imperial (ft)
Living Room	4.89 x 4.82	16'1" x 15'10"
Dining Room	3.19 x 2.55	10'6" x 8'5"
Kitchen	3.34 x 2.22	10'11" x 7'3"
Main Bedroom	4.97 x 3.24	16'4" x 10'8"
Bedroom 2	3.20 x 3.19	10'6" x 10'6"
Balcony (approx)	2.86 x 1.88	9'5" x 6'2"



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

