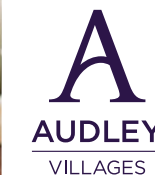




2 Harbury Court TWO BEDROOM APARTMENT

Guide Price £450,000
(other fees apply)

It can only be Audley.



This charming two bedroom apartment has a prime location on the ground floor of Harbury Court , close to all the central village amenities.

Private use of a large patio with plenty of room for garden furniture and pots comes with this apartment. The living / dining room with large window overlooks the terrace and small garden beyond. The main bedroom has built in wardrobes and an ensuite wet room and there is a second bedroom / study. There is a guest bathroom with Villeroy & Boch sanitaryware.

The modern SieMatic kitchen has integrated appliances and there is a separate utility area.

Property specifications:

- Prime location on the ground floor of Harbury Court with exclusive access to a large, private terrace
- En suite shower room in the bedroom, and a separate guest bathroom
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a utility area housing a Bosch washer dryer
- Quiet location, close to all the central facilities
- Car Parking Space available if required

Fees

Monthly management fee: £1158.03

Annual ground rent: £250

Bistro credit: £85.79

Council Tax Band: C

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

Viewing by appointment with the sales office.

01926 339 484

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Internal Measurements	Metric (m)	Imperial (ft)
Kitchen	4.70 x 1.54	15'5" x 5'05"
Living/Dining Room	5.40 x 4.53	17'8" x 14'10"
Main Bedroom	4.60 x 3.17	15'1" x 10'4"
Second Bedroom / Study	2.88 x 2.43	9'5" x 8'0"
Total Square Footage	893	

Terrace and 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.

