

1 Gabriel Place



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Two bedroom pre owned apartment

A spacious two bedroom ground floor apartment with two private terraces accessed via the living room and main bedroom. The main bedroom also benefits from two fitted wardrobes and en suite shower room. The separate SieMatic kitchen includes integrated appliances and Corian worktops. The apartment also benefits from a second double bedroom and additional bathroom.

Property specifications

- Two double bedrooms located on the ground floor
- Main bedroom with en suite shower room, fitted wardrobes and patio doors leading to private terrace
- Direct access through internal doors from Main house so close to Audley Club facilities
- Two terrace areas facing landscaped gardens

Price £425,000 (other fees apply)

Monthly management fee £888.80

Bistro Credit: £60

Annual ground rent £500

Council Tax Band: D

Viewing by appointment with the sales office.

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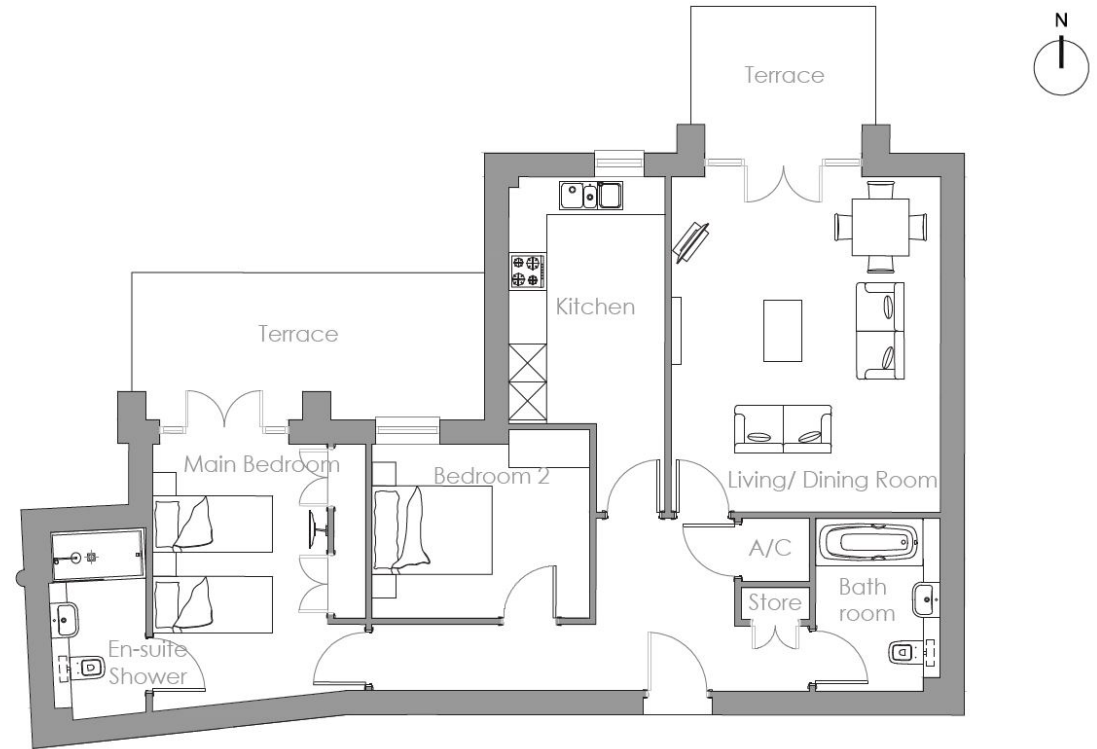
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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.30 x 4.26	17'4" x 13'11"
Kitchen	5.30 x 2.47	17'4" x 8'1"
Main Bedroom	4.24 x 3.37	13'10" x 11'0"
Bedroom 2	3.44 x 2.76	11'3" x 9'0"

Total Sq.Ft 903

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. December 2014

