

9 Pollard Way



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Two bedroom apartment

Located on the first floor, this dual aspect apartment benefits from a large living room with double French doors leading to a private south-facing balcony. The beautifully presented SieMatic kitchen includes integrated appliances, and the property boasts two double bedrooms both with built in wardrobes. The main bedroom has an en suite shower room and there is an additional guest bathroom.

Property specifications

- South-facing dual aspect apartment
- Two double bedrooms both with fitted wardrobes
- Main bedroom also benefits from an en suite shower room
- Easy access to main house facilities and the Audley Park with a pond and allotments
- First floor with lift access
- Allocated parking space

£345,000 (other fees apply)

Monthly management fee £942.21

Annual ground rent £500

Bistro Credit £82.42

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

Council Tax Band: C

Viewing by appointment with the sales office.

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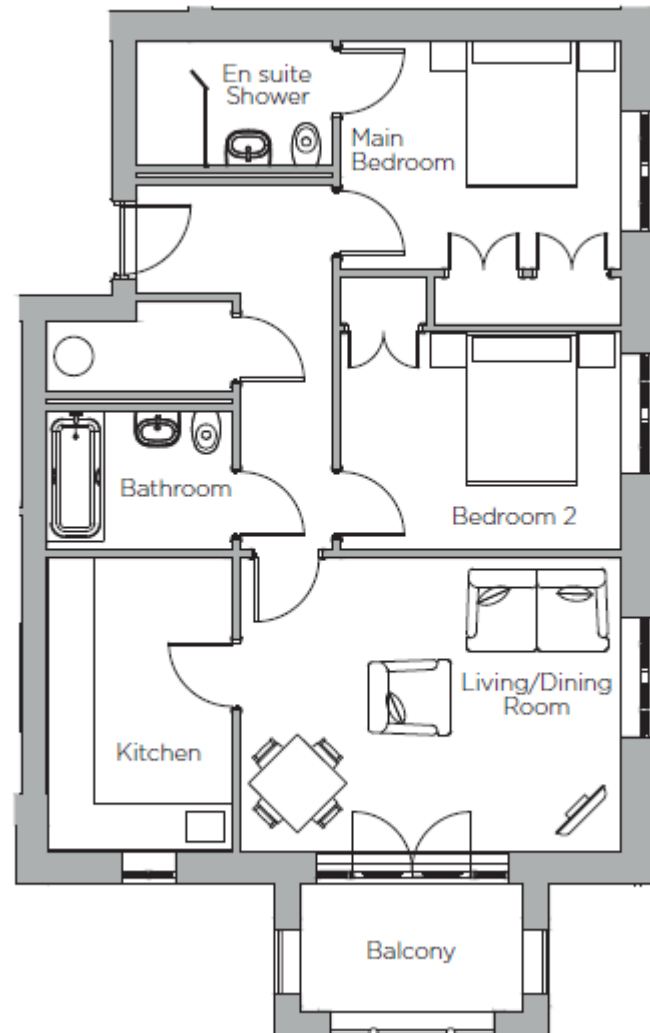
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Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	4.94 x 3.81	16'2" x 12'6"
Kitchen	3.81 x 2.41	12'6" x 7'11"
Main Bedroom	3.64 x 2.95	11'11" x 9'8"
Bedroom two	3.64 x 2.83	11'11" x 9'3"
Balcony (approx.)	2.89 x 1.66	9'6" x 5'5"

Total Sq.Ft 802

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office.
August 2021

