

## 9 Redwood Drive





## Two Bedroom Cottage with Study

This beautiful semi-detached cottage has a large kitchen/dining room with west-facing terrace and green views. Generous bedrooms and a separate study. Stair Lift is optional.

The main bedroom benefits from fitted double wardrobes and an en suite with walk-in shower.

### Property specifications:

- Luxury SieMatic kitchen with integrated fridge, freezer, oven, microwave and dishwasher
- Living room with west-facing terrace
- Main bedroom with en suite
- Separate Study
- Ground floor shower room
- Access to the Audley Club

**Guide Price £750,000 (other fees apply)**

Monthly management fee £1,101.21  
Annual ground rent: £500

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

Viewing by appointment with the sales office.

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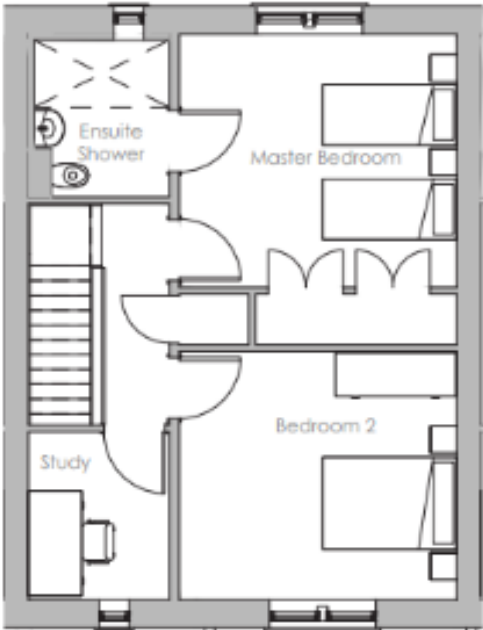
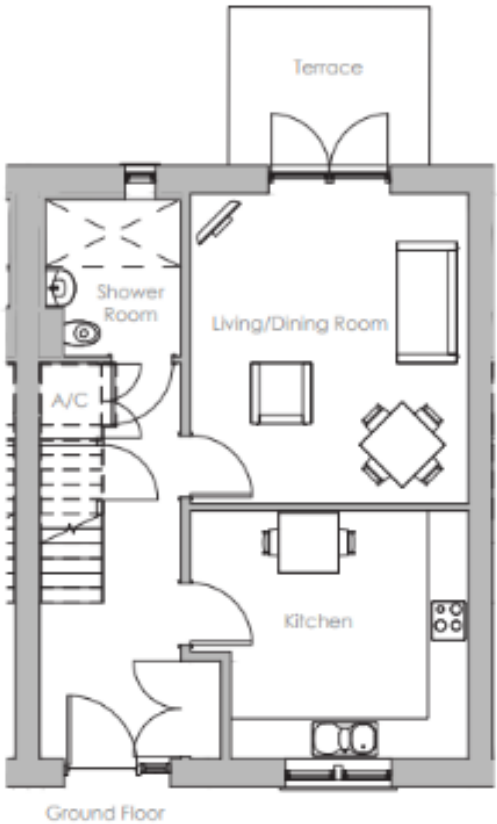
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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.62 x 4.14	15'2" x 13.7"
Kitchen	3.70 x3.54	12'2" x 11'7"
Main Bedroom	4.14 x 3.77	13.7" x 12.2'
Bedroom 2	4.14 x 3.70	13'7" x 12'2'.

Total Sqft: 1153

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		



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. September 2023



