

7 Willicombe Park



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A well presented one bedroom bungalow located close to the main house with all its amenities. Featuring a rear garden terrace and parking nearby. Offered with vacant possession with fitted kitchen, shower/wet room, double aspect bedroom and lounge-dining room.

Property specification

- Spacious double aspect bedroom
- Separate kitchen with integrated appliances including fridge/freezer, brand new oven and dishwasher
- Lounge-dining room with access to terrace
- Double glazing and gas central heating
- Recently refurbished shower-wet room
- New fitted carpets throughout
- Free parking nearby

£299,950 (other fees apply)

Monthly management fee: £860.26

Annual ground rent: £100

Council Tax: C

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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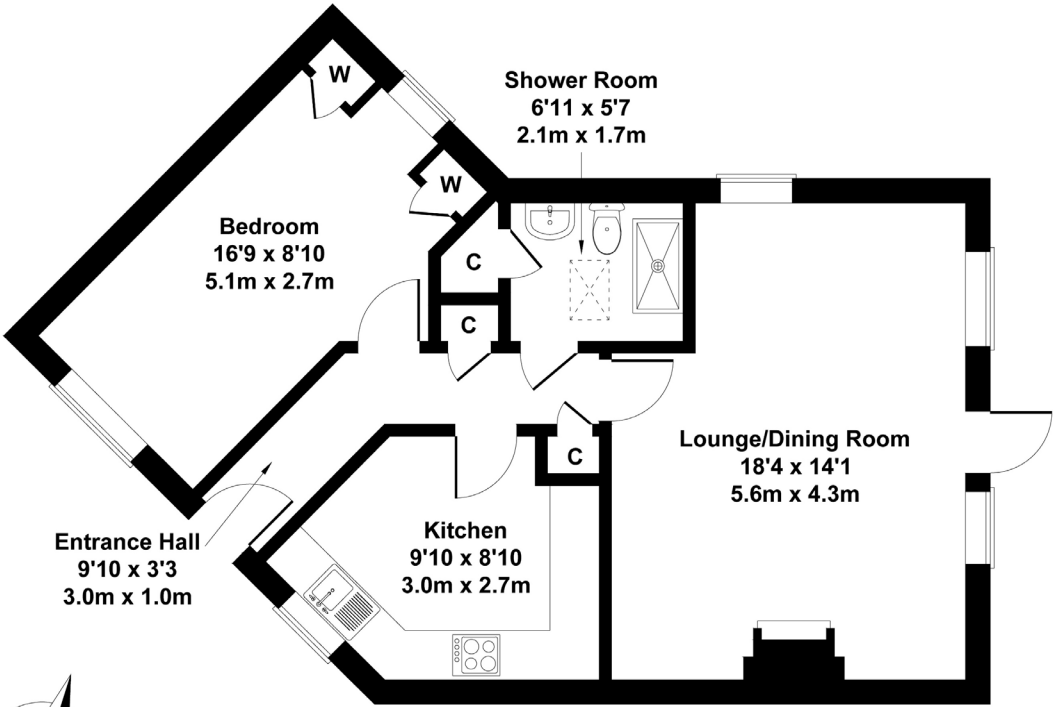
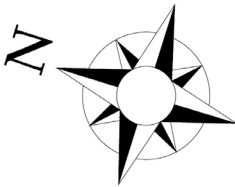
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Internal Measurements	Metric (m)	Imperial (ft)
Main bedroom	5.1 x 2.7	18'4" x 14.1"
Kitchen	3.0 x 2.7	9'10 x 8'10"
Living Diner	5.6 x 4.3	18'4 x 14'1"
Shower-wet room	2.1 x 1.7	16'11 5'7"
Balcony	9.8 x 2.8	32'2" x 9'2"
Total Sq. Ft:	603	

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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023
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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. December 2023

