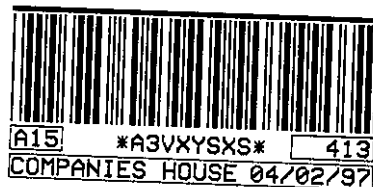


APTON COURT (MANAGEMENT) COMPANY LIMITED

AUDITED ACCOUNTS

FOR THE YEAR ENDED

31ST DECEMBER 1996



AUDITORS REPORT TO THE DIRECTORS OF
APTON COURT (MANAGEMENT) COMPANY LIMITED

Pursuant to Paragraph 8 of Schedule 8 to
The Companies Act 1985

We have examined the abbreviated accounts attached,
together with the full financial statements of the above
company for the year ended 31st December, 1996.

The scope of our work for the purpose of this report was
limited to confirming that the company is entitled to
deliver abbreviated accounts and that the abbreviated
accounts have been properly prepared from the full
financial statements.

In our opinion the company is entitled to deliver to the
Registrar of Companies, under sections 246 and 247 of The
Companies Act 1985, abbreviated accounts in respect of
the year ended 31st December, 1996, and the abbreviated
accounts attached have been properly prepared in
accordance with Schedule 8 to that Act.

As auditors, we reported to the Members on the full
accounts prepared under section 226 of The Companies Act
1985, for the year ended 31st December, 1996, and our
audit report was as follows:-

"We have audited the accounts annexed in accordance with
auditing standards.

In our opinion the accounts give a true and fair view of
the state of the company's affairs at 31st December, 1996,
and have been properly prepared in accordance with The
Companies Act 1985."

Harper Co.

HARPER AND COMPANY

Registered Auditors
Chartered Accountants

23 Church Street
Bishop's Stortford
Herts CM23 2LY

Audit Date: 14.1.97

APTON COURT (MANAGEMENT) COMPANY LIMITED
 BALANCE SHEET AS AT 31ST DECEMBER 1996

	1996	1995
CURRENT ASSETS		
Balance at Building Society	7,000.68	10,248.63
Bank Account Balance	2,391.56	1,688.81
Cash in Hand	32.76	15.47
Debtors and Prepayments	-	27.00
	<u>9,425.00</u>	<u>11,979.91</u>
 LIABILITIES DUE WITHIN ONE YEAR		
Creditors and Accruals	651.13	708.98
	<u>651.13</u>	<u>708.98</u>
NET CURRENT ASSETS AND TOTAL ASSETS LESS LIABILITIES	£8,773.87	£11,270.93
	<u>£8,773.87</u>	<u>£11,270.93</u>
REPRESENTED BY:		
RESERVES: GENERAL FUND	£8,773.87	£11,270.93
	<u>£8,773.87</u>	<u>£11,270.93</u>
BALANCE CARRIED FORWARD	£8,773.87	£11,270.93
	<u>£8,773.87</u>	<u>£11,270.93</u>

Continued.....

Continued.....

APTON COURT (MANAGEMENT) COMPANY LIMITED
BALANCE SHEET AS AT 31ST DECEMBER 1996

We have relied on Sections 246 to 249 of The Companies Act 1985 entitling us to deliver modified accounts on the grounds that the Company is entitled to the benefit of those sections as a small company.

.....*K C Dryhurst*.....Mrs K C Dryhurst
Director

.....*E M Watson*.....Mrs E Watson
Secretary