

12 EATON MEWS TWO BEDROOM APARTMENT

Guide Price £574,950
(other fees apply)

It can only be Audley.



This wonderful second floor apartment provides sizeable and well-presented living accommodation throughout, and boasts many appealing features such as a bespoke fitted Neptune kitchen, a bright southerly aspect living space with Juliet balcony and fitted furniture. There are two double bedrooms including an en suite shower room to the main bedroom and a further separate bathroom.

Enjoying a dual aspect, the apartment also benefits from desirable views towards open countryside and Inglewood's stunning gardens.

Property specifications:

- Well-presented apartment
- Beautifully appointed Neptune fitted Kitchen including fitted appliances to include oven, microwave grill, fridge freezer, dishwasher and ceramic halogen hob.
- South facing living space with Juliet balcony, fitted furniture and a feature electric fireplace.
- Two double bedrooms with en suite shower room to main.
- Separate bathroom and sizeable entrance hall.

Fees

Monthly management fee: £1055.43

Annual ground rent: £500

Bistro credit: £77.96

Council Tax Band: F (West Berkshire)

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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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.36 X 5.24	17'17" x 17'2"
Kitchen	3.87 X 2.56	12'8" x 8'5"
Main Bedroom	3.96 X 3.86	13' x 12'8"
Bedroom two	3.96 X 2.63	13' x 8'7"

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Furniture shown to illustrate possible room layouts and not included in sale. June 24



