

# 3 Eaton Mews

£499,950  
(Other fees apply)

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*It can only be Audley.*

**A**  
**AUDLEY**  
VILLAGES



This spacious apartment is located on the first floor of Eaton Mews and benefits from a bright dual aspect. The living room boasts a south facing aspect enjoying countryside views that can be enjoyed from the Juliet balcony and the modern fitted kitchen includes a range of integrated appliances including oven, microwave grill, hob, fridge freezer, washer dryer and a dishwasher.

Furthermore, there is a main bedroom that includes an en suite shower room and there is a second double bedroom and separate family bathroom.

### Key Features

- Two double bedrooms, including en suite shower room and separate bathroom
- Main bedroom has additional built-in wardrobes
- Fully fitted kitchen with integrated appliances
- Large living room with countryside views
- South facing Juliet balcony

### Fees

Monthly management fee £1,160.97

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £85.76

Council Tax Band: F

**Tenure:** Leasehold – 125 years lease from November 2012

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01488 682 100 [inglewoodsales@audleyvillages.co.uk](mailto:inglewoodsales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.36 x 5.24	17'7" 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"
Total sq ft. 1,012		

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





