

# THREE BEDROOM, FIRST FLOOR APARTMENT

**63 Elm House. Audley Shiplake Meadows,  
Meadow Chase, Reading Road, Henley-on-Thames RG9 3JN  
01182 349 279**

## Property specifications:

- Triple-aspect apartment
- Second double bedroom and separate guest bathroom
- Third room perfect for use as a study, hobbies room or day room
- Modern kitchen with quartz worktops and integrated Smeg appliances
- Large double bedroom with built-in wardrobes, dressing area and en suite shower room
- Open plan kitchen and living space with vaulted ceiling
- Bathroom and en suite fitted with Villeroy & Boch sanitaryware

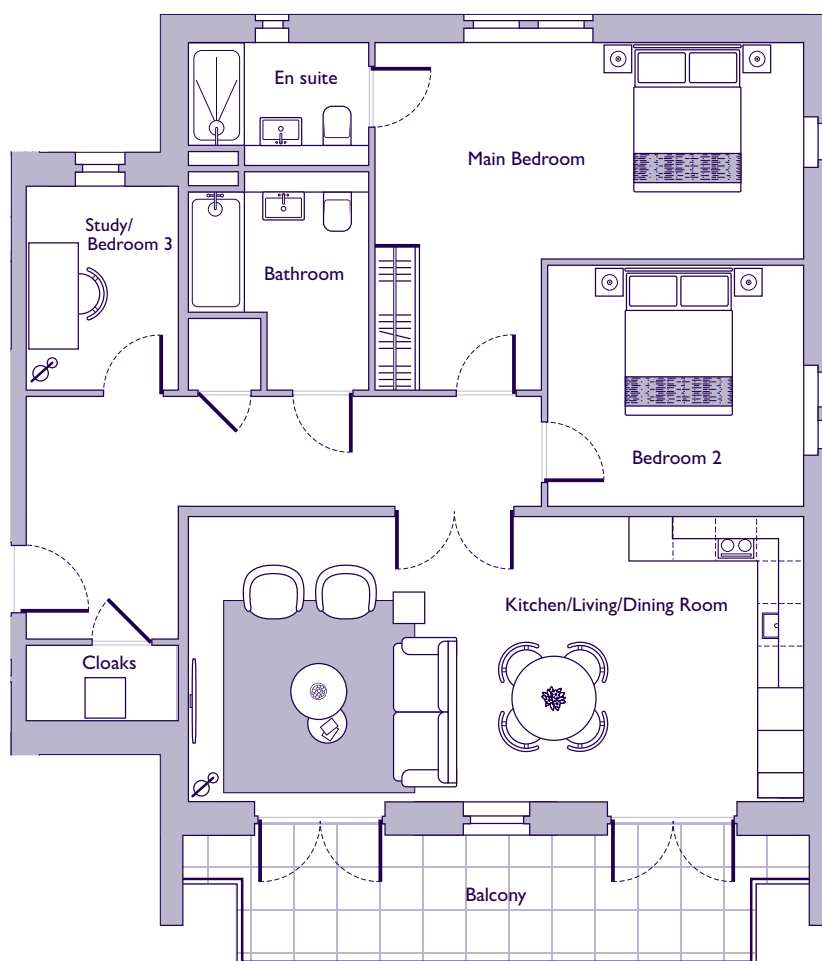
Please see the village brochure and key facts for further information.



Images for illustration purposes only.

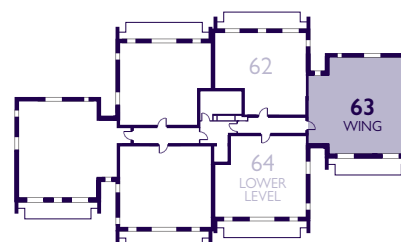
# THE LAYOUT

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This wing apartment features a vaulted ceiling over the principal living room

Internal Measurements	Metric (m)	Imperial (ft)
Kitchen/Living/Dining Room	8.56 x 3.95	28'0" x 12'11"
Study/Bedroom 3	2.82 x 2.08	9'3" x 6'10"
Main Bedroom	5.99 x 4.85 max	19'6" x 15'10"
Bedroom 2	3.57 x 3.39	11'9" x 11'2"



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. July 2024.