

## 12 EATON MEWS

Guide Price £575,000  
(other fees apply)



*It can only be Audley.*





This generously proportioned top-floor apartment (2nd floor) offers bright, well-presented living space throughout and boasts a range of attractive features. Enjoying a dual aspect with stunning countryside views, the property includes a bespoke Neptune fitted kitchen, an open-plan living area with a southerly aspect, Juliet balcony, and custom-built furniture. There are two double bedrooms, including a principal bedroom with an en-suite shower room, as well as a separate family bathroom.

- 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 £1160.97

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £85.76

Council Tax Band: F (West Berkshire council)

**Tenure:** Leasehold

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

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	17'17" 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"

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





