4 EATON MEWS

Guide Price £569,950
(other fees apply)

2 🛏 2 🛁

It can only be Audley.

AUDLEY
VILLAGES

This superbly presented south-facing first floor apartment offers elegant living in the heart of Audley Inglewood. Boasting a bright open-plan layout, the spacious living area features a Juliet balcony with stunning countryside views. The modern SieMatic kitchen comes fully equipped with integrated appliances, including an oven, microwave grill, fridge freezer, dishwasher, washer dryer, and ceramic halogen hob. There are two generous double bedrooms, with the main benefiting from an en suite shower room, plus a stylish separate bathroom and a spacious entrance hall.

- South facing first floor apartment in excellent condition
- Open plan living space with Juliet balcony
- Fabulous countryside views
- Modern SieMatic fitted Kitchen with integrated appliances including oven, microwave grill, fridge freezer, dishwasher, washer dryer and ceramic halogen hob.
- 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
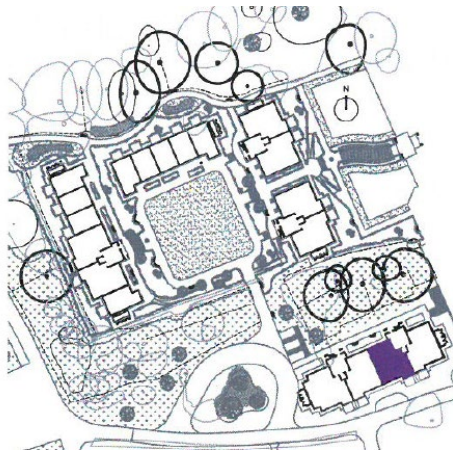Council Tax Band: F (West Berkshire council)
Tenure: Leasehold

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

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			

Master Bedroom

Bedroom 2

Store

En-suite Shower

A/C

Bathroom

Living/Dining Room

Kitchen