

12 Eaton Mews

Two Bedroom
Apartment

Guide Price
£574,950

(other fees apply)

It can only be Audley.



This wonderful 2nd 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, 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.

- 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"



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

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		

