

Audley Inglewood Hungerford Berkshire RG17 9AA www.audleyvillages.co.uk 01488 682 100

This very well appointed cottage has been recently updated to include new flooring and re decoration throughout. Inside, the property includes a living room that leads onto a sizeable modern kitchen diner, two generous double bedrooms with an en suite shower room to the main bedroom, a separate bathroom and a ground floor cloakroom. Furthermore, the property enjoys access to an appealing outdoor terrace that is complimented with an open greenery aspect.

Property specifications:

- Well-presented cottage
- Access to outdoor terrace backing onto open greenery
- · Two double bedrooms
- Siematic fitted Kitchen featuring integrated appliances comprising electric fan oven, microwave grill, fridge freezer, dishwasher, washer dryer and ceramic halogen hob.
- En suite shower room to main bedroom and separate bathroom
- Ground floor cloakroom and understairs walk in cupboard

Fees

Monthly management fee: £1160.97

Annual ground rent: £500 Bistro credit: £85.76

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. 01488 682 100 inglewoodsales@audleyvillages.co.uk











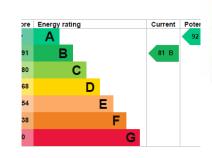




Internal Measurements	Metric (m)	Imperial (ft)
Living room	5.54 X 3.24	18'1" x 10'8"
Kitchen diner	5.74 X 2.69	18'10" x 8'10"
Main Bedroom	3.90 X 3.36	12'10 x 11'
Bedroom two	3.50 X 3.36	11'6" x 11'

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







First Floor













