

# 3 Eaton Mews

Templeton Road, Kintbury, Berkshire, RG17 9AF





A beautifully presented two double bedroomed apartment with extensive south facing views over communal landscaped grounds to the countryside beyond; situated in the prestigious Inglewood development.

114 High Street, Hungerford, Berkshire RG17 0LU

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Door entry system into lobby | Spacious entrance hall with storage and airing cupboard | SieMatic kitchen with integrated appliances  
South facing living/dining room with Juliet balcony | Master bedroom with en-suite and fitted wardrobes | Double bedroom  
Family bathroom | Lease of 123 years | Lovely views | No onward chain

Guide Price £499,950

SITUATION

The Inglewood development is situated within a mile from the picturesque village of Kintbury with plenty of open countryside nearby. Village facilities include doctors’ surgery, public houses, post office/corner shop, antique shop and sports club. Kintbury has a railway station with direct trains to London (Paddington). Newbury is about 6 miles away, Hungerford 3 miles and the M4 is easily accessed at Junction 13 (eastbound) and Junction 14 (westbound) both about 6 miles distant.

DESCRIPTION

A light, airy two double bedroomed apartment situated on the first floor in Eaton Mews, a stone’s throw from the leisure facilities. Accommodation comprises spacious entrance hall with storage, SieMatic kitchen with integrated appliances and south facing living/dining room with Juliet balcony. There is a master bedroom with large fitted wardrobes and en-suite shower room, double bedroom and family bathroom.

As an owner at Audley Inglewood you will

automatically become a member of the Audley Club. This entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool. There are also regular owners-only swimming sessions and an owners’ library. Flexible care packages are available through Audley Care if required. Please note, the tenure is leasehold and the property is serviced and managed by Audley Villages.

A monthly management fee, deferred management charge and ground rent apply to all properties.

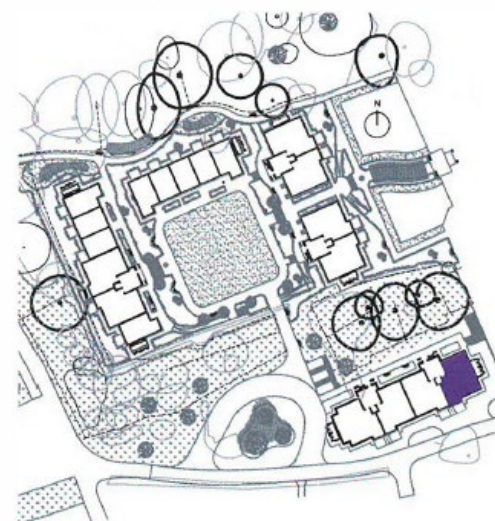
Ground rent £500 per annum  
Service charge £1,160.97pcm  
Bistro credit £85.76  
Lease length 123 years

The property is being sold with no onward chain and viewing is strongly recommended.

COUNCIL TAX

Council Tax Band E

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		



#### Internal Measurements

Living/Dining Room

Kitchen

Master Bedroom

Bedroom 2

Apartment Sqft 1,012

#### Metric

5.36m x 5.24m

3.87m x 2.56m

3.96m x 3.86m

3.96m x 2.63m

#### Imperial

17'7" x 17'2"

12'8" x 8'5"

13' x 12'8"

13' x 8'7"



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