



4 Eaton Mews

Templeton Road, Kintbury, Berkshire, RG17 9AF



A beautifully presented two bedroom apartment with lovely south facing views over communal landscaped grounds; situated in the prestigious Inglewood development.

114 High Street, Hungerford, Berkshire RG17 0LU

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www.nyeandco.co.uk

Door entry system into lobby | Spacious entrance hall with storage | 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 with bath | Lovely views | Being sold with no onward chain

Guide Price £569,950 (other fees apply)

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 tranquil spot within the development with lovely views. 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 fitted wardrobes and en-suite shower room, double bedroom and family bathroom with bath.

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 £1,160.97 pcm for year 2025/2026

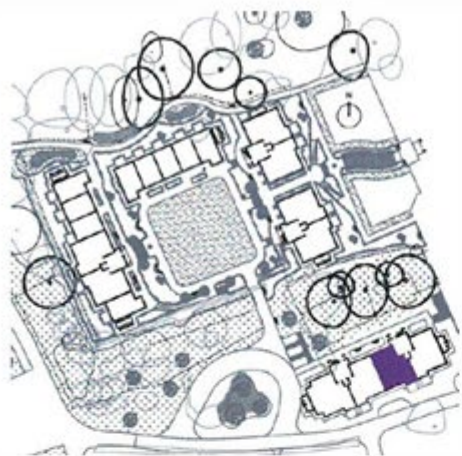
Bistro credit £85.76 pcm

Leasehold

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

COUNCIL TAX

Council Tax Band E – West Berkshire



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		





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