



# 6 Eaton Mews

Templeton Road, Kintbury, Berkshire, RG17 9AF

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**Guide £510,000**

Retire in style, this superb two bedroom apartment is accessed via a delightful entrance lobby with lift and stairs.

### Description

Inside the light and spacious, newly decorated apartment is copious storage. There are spectacular views to front and rear of the surrounding 39 acres of parkland and landscaped gardens. At Audley the communal facilities are second to none, there is an opulent reception area, a gymnasium, a lovely indoor pool plus a restaurant and bar.

Retirement Village, and Eaton Mews is the second building on the left hand side.

- Reception Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Bedroom
- Bedroom 2/Study
- Bathroom
- Parkland Grounds
- Landscaped Gardens
- Residents and Guest Parking

### Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

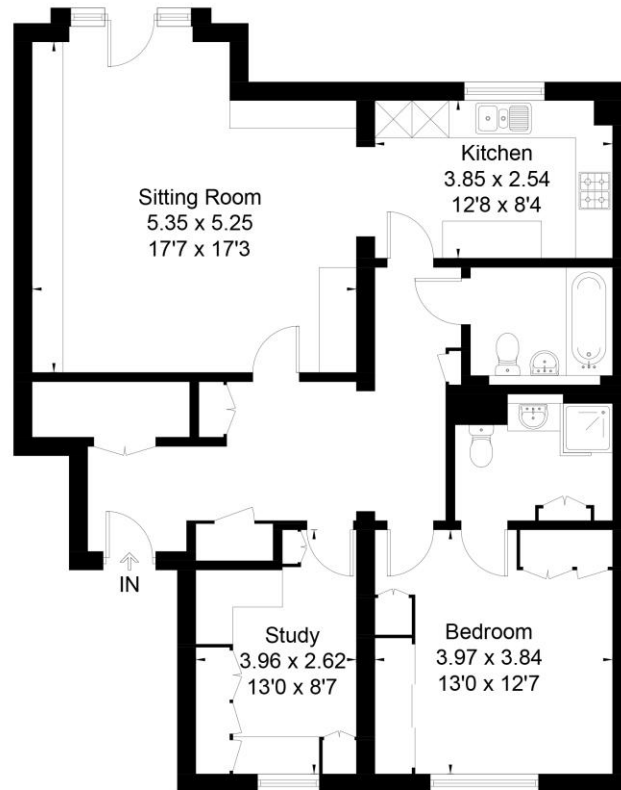
### Directions

Turn right down the High Street, and right at the mini roundabout onto Park Street, and follow over the common. On reaching Kintbury, turn right into Templeton Road, continue for about a mile and a half, and take the second left turn into Audley Inglewood





Approximate Floor Area = 95.0 sq m / 1022 sq ft



Second Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

### Communal lobby and stairwell

Well furnished. Lift and stairs. Entryphone system.

### Reception Hall

Airing cupboard with water softener and fitted shelves. Cloaks cupboard. Underfloor heating thermostat. Intruder alarm system in cupboard.

### Sitting Room

Electric flame fire with background illumination. Picture window with glass 'Juliet' balcony. Sky light window with Velux blind. Underfloor heating thermostat. Electric curtain tracks.

### Kitchen

Fully fitted with range of wall and base units with contrasting work surfaces include 1 ½ bow stainless steel sink unit with mixer tap and drinking water tap. Integrated double oven, hob, extractor and dishwasher. Tiled flooring. Underfloor heating thermostat.

### Bedroom 1

Built in wardrobes. Solar powered blinds and electric curtains.

### En Suite

Fully tiled with walk in shower cubicle. Heated towel rail. Underfloor heating thermostat.

### Bedroom 2/Study

Solar powered blind. Velux blinds, sky light windows with Velux blinds and wall mirror behind door. Underfloor heating thermostat.

### Bathroom

Fully fitted, panel edge bath, wash hand basin and wc. Heated towel rail. Built in cupboard. Hanging rail. Underfloor heating thermostat.

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### Surrounding the property are

Delightful Parkland grounds of almost 40 acres with ample resident and guest parking. As well as landscaped gardens there is an abundance of country walks.

### Resident and Visitor Parking

### Lease

To be confirmed.

### Maintenance/Service Charge

£1,262 per calendar month, to include the spa, gym and classes.

### Ground Rent

To be confirmed.

### Water

£165 per annum.

### Electric

Costs vary with usage: single occupancy 2024-2025 was £97.00 pcm.

### Also Included in Price

- Electric curtain rails in lounge and master bedroom.
- Solar powered blinds.
- Velux skylight blinds in lounge and bedroom 2.
- Water softner



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		



Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.