



# 10 Lime Tree Court

Guide Price £725,000  
(other fees apply)



*It can only be Audley.*



A beautifully positioned two-bedroom cottage offering access to a private terrace. This charming home enjoys a dual aspect, providing views over Lime Tree Court within the prestigious Audley Inglewood estate, and a delightful leafy outlook to the rear. The result is a bright, tranquil setting perfectly suited for comfortable and refined living.

### KEY FEATURES

- Popular two-bedroom cottage
- Open plan dual aspect living space
- Attractive greenery views
- Private access to external terrace
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer.
- Understairs store cupboard
- Two double bedrooms
- En suite shower room in the main bedroom and integrated wardrobes
- Separate Bathroom and downstairs WC.

### Fees

Monthly Management Fee: £1,262.44

Annual ground rent: £500

Parking: No parking fees apply

Council Tax Band: F West Berkshire

Tenure: Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office

01488 682 100 [inglewoodsales@audleyvillages.co.uk](mailto:inglewoodsales@audleyvillages.co.uk)

## TWO BEDROOM COTTAGE WITH TERRACE



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	8.31 X 5.74	27'3" x 18'10"
Main Bedroom	3.37 X 3.91	12'10" x 11'1"
Bedroom two	3.58 X 3.38	11'9" x 11'1"
Total Sqft	1028	



Ground Floor



First Floor

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	Poter
91	A		
80	B		
68	C		
54	D	68 D	72
38	E		
0	F		
	G		



