



20 Lime Tree Court

Templeton Road, Kintbury, Berkshire, RG17 9AE





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Guide £535,000

Luxury retirement living in the heart of beautiful West Berkshire.

Description

This magnificent country estate is designed to ensure luxurious retirement for the discerning. Within the complex of Apartments and cottages, there is also a Health Club, a swimming pool and a high quality restaurant. No.20 Limetree Court is a bright and spacious two bedroom, two bathroom apartment situated on the first floor of this attractive building. The property is in excellent order throughout with many modern extras.

Kintbury

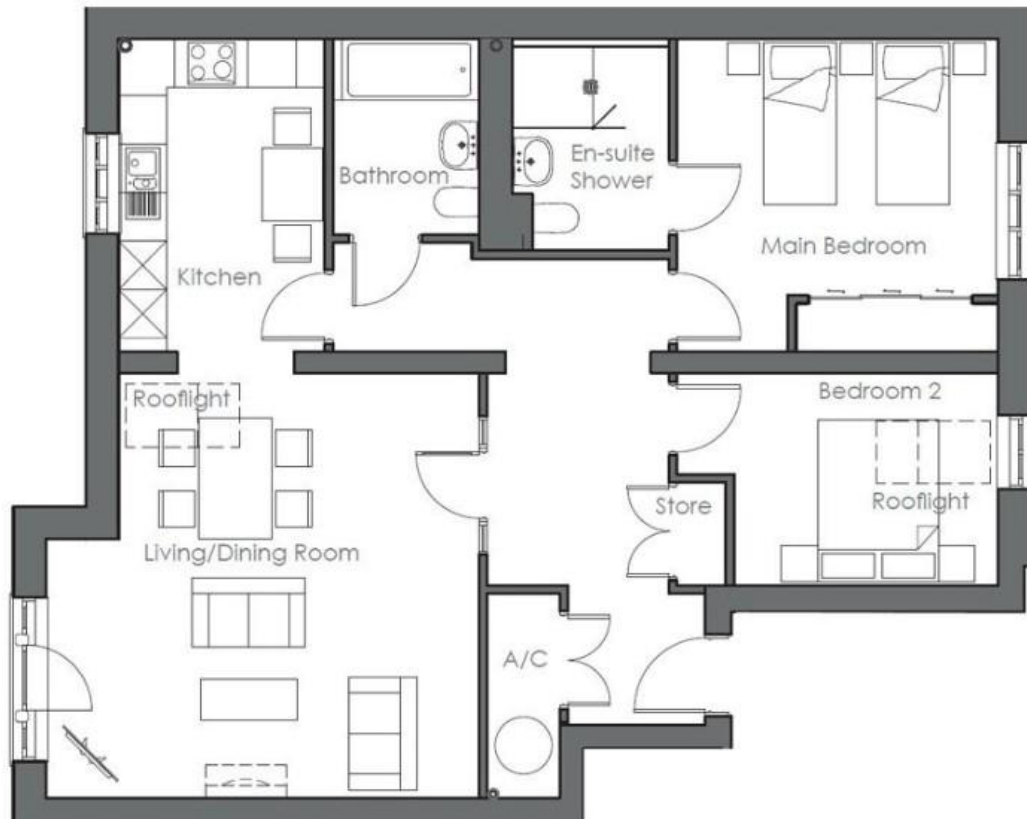
Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London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

- Reception Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Parkland Grounds
- Landscaped Gardens
- Residents and Guest Parking





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

Communal reception area and stairwell

Light and spacious and beautifully presented with a lift. Stairs. Entryphone system.

Front door to:

Reception Hall

Airing cupboard. Cloak cupboard. Intruder alarm panel. Underfloor heating thermostat.

Sitting/Dining Room

Picture window and glass balcony screen. Velux window complete with automatic blind. Underfloor heating thermostat.

Kitchen/Breakfast Room

Fully fitted with a range of wall and base units. Contrasting work surfaces incorporating one and a half bowl sink with mixer tap. Integrated double oven, hob and extractor. Fridge/Freezer. Tiled floor. Under floor heating thermostat.

Bedroom 1

Built in wardrobes. Under floor heating thermostat.

En Suite Shower Room

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

Bedroom 2

Underfloor heating thermostat. Velux window complete with automatic blind.

Bathroom

Fully tiled, panel enclosed bath, wash hand basin and wc. Heated towel rail. Underfloor heating thermostat.

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.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

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Lease

Approx 110 years remaining.

Maintenance/Service Charge

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

Ground Rent

£500 per annum.

Water

£165 per annum.

Electric

£114 per calendar month. (Currently).

Shed

£300 per annum. (Optional)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	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.