

3 Lime Tree Court, Inglewood.

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AUDLEY
VILLAGES



Situated on the top floor of one of the highly sought-after Lime Tree Court buildings in the heart of Inglewood, this beautifully presented two-bedroom apartment has recently undergone complete redecoration and benefits from an abundance of natural light together with attractive views. The well-proportioned accommodation comprises a spacious living room with a Juliet balcony, opening onto a contemporary SieMatic fitted kitchen complete with integrated appliances. There are two generous double bedrooms, with the main bedroom featuring fitted wardrobes and a stylish en suite shower room. A modern bathroom completes the remainder of the apartment.

Key features

- Top floor apartment with lift access
- Completely redecorated
- Centrally positioned with dual aspect
- Juliet Balcony overlooking Inglewood gardens and main house
- En suite shower room and a separate bathroom
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Guide Price £550,000

Fees

Monthly Management Fee:	£1,262.44
Annual ground rent:	£500
Council Tax Band:	E (West Berkshire Council)
Tenure:	Leasehold
Leasehold term:	125 years from Nov 2012

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

CENTRALLY POSITIONED TOP FLOOR APARTMENT



Internal Measurements	Metric (m)	Imperial (ft)
Living room /dining room	5.36 x 5.24m	17'7" x 17'2"
Kitchen	3.87 x 2.56m	12'8" x 8'5"
Main Bedroom	3.96 x 3.86m	13' x 12'8"
Bedroom two	3.96 x 2.63m	13' x 8'8"
Total Sq foot	1012	



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
91	A	TBC	
81	B		
70	C		
59	D		
48	E		
37	F		
26	G		

