9 & 10 EATON MEWS, INGLEWOOD

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AUDLEY VILLAGES



A rare opportunity to purchase a large property formed from the combination of two apartments within the prestigious Audley Inglewood retirement village. Offering spacious and flexible rooms, this unique home enjoys delightful open countryside views, with a dual-aspect design and two Juliet balconies that flood the main living areas with natural light.

At the heart of the property is an impressive central living room, providing an exceptional space for both relaxing and entertaining. The well proportioned accommodation includes a spacious main bedroom with dressing room and en suite shower room, a further double bedroom with en suite facilities, a well equipped kitchen with integrated appliances included, separate utility room fully equipped as a kitchen, family bathroom, extensive storage provisions, and the flexibility to adapt the layout to suit individual lifestyle requirements.

Finished to a high specification throughout, the apartment combines elegant interiors with comfort, security and convenience.

Key features

- Unique home formed from the combination of two apartments
- Versatile and flexible apartment, one of largest at Inglewood
- Beautiful open countryside views with dual aspect
- Siematic fitted kitchen with integrated appliances to include oven, microwave grill, fridge freezer, dish washer and washer dryer
- Main bedroom with dressing room and en suite shower
- Selection of luxury bespoke furniture available for separate negotiation

Price £995,000

Fees

Monthly Management Fee:	Option 1: £2,524.88 Option 2: £1262.44 per apartment
Annual ground rent:	£1000 (£500 per apartment)
Council tax band:	F
Tenure:	Leasehold
Leasehold term:	125 years from 01/11/2012

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.

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TWO APARTMENTS AFFORDING VERSATILITY











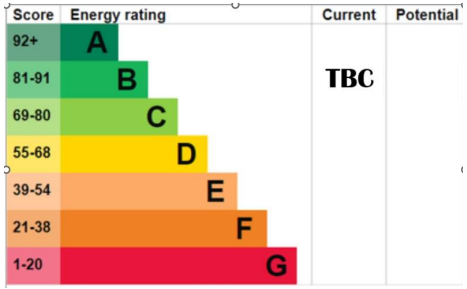


Dimensions

Room	Size (metres)	Size (ft/inches)
Living Room	10.48 X 5.24	34’5’’ X 17’2’’
Kitchen	3.87 X 3.60	12’8’’ X 11’10’’
Utility room	3.87 X 2.56	12’8’’ X 8’5’’
Master Bedroom	4.47 X 3.87	14’8’’ X 12’8’’
Dressing Room	3.01 X 1.81	9’11’’ X 5’11’’
Guest Bedroom	3.96 X 3.86	13’0’’ X 12’8’’
Bedroom Three	3.97 X 2.63	13’0’’ X 8’8’’
Bedroom Four / Study	3.97 X 2.63	13’0’’ X 8’8’’

Property size: 2,185 sq ft

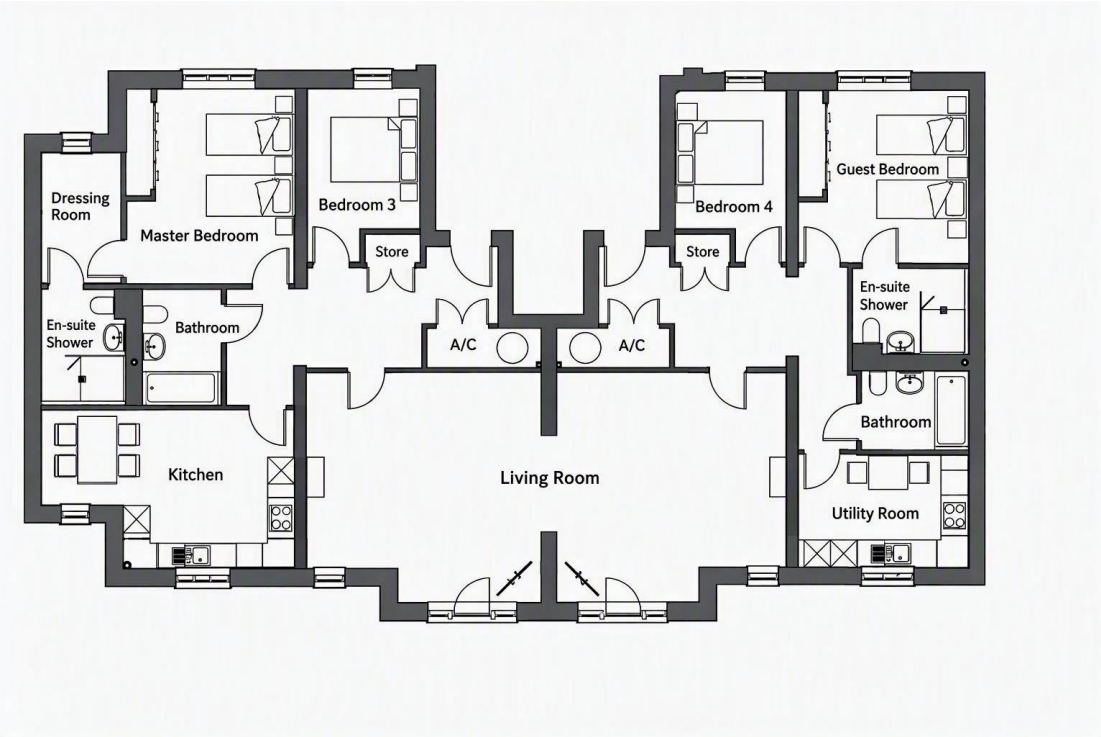
EPC rating



Village plan



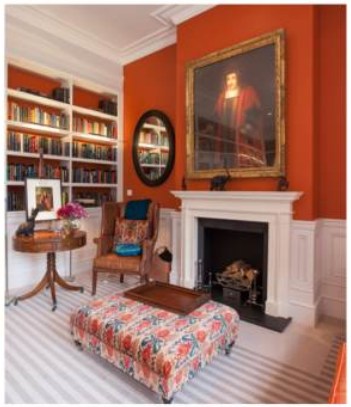
Floor plan



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.














Garden

