

3 Eaton Mews



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Two bedroom apartment

This spacious apartment is located on the first floor of Eaton Mews and benefits from a dual aspect. The property provides a separate fully fitted kitchen, the lounge has a south facing Juliet balcony, looking onto a beautiful landscape setting. The main bedroom has an en suite shower room and there is a second double bedroom and separate family bathroom.

Eaton Mews is located next to the Audley Club with its pool, gym, hair salon and treatment rooms.

Property specifications:

- Two double bedrooms, including en suite shower room and separate bathroom
- Main bedroom has additional built-in wardrobes
- Fully fitted kitchen with integrated appliances
- Large living room with landscape views
- South facing Juliet balcony

Price: Offers In Excess of £525,000

(other fees apply)

Monthly management fee £1055.43

Bistro credit £77.96

Annual Ground rent £500

Council Tax Band: F

Viewing by appointment with the sales office.



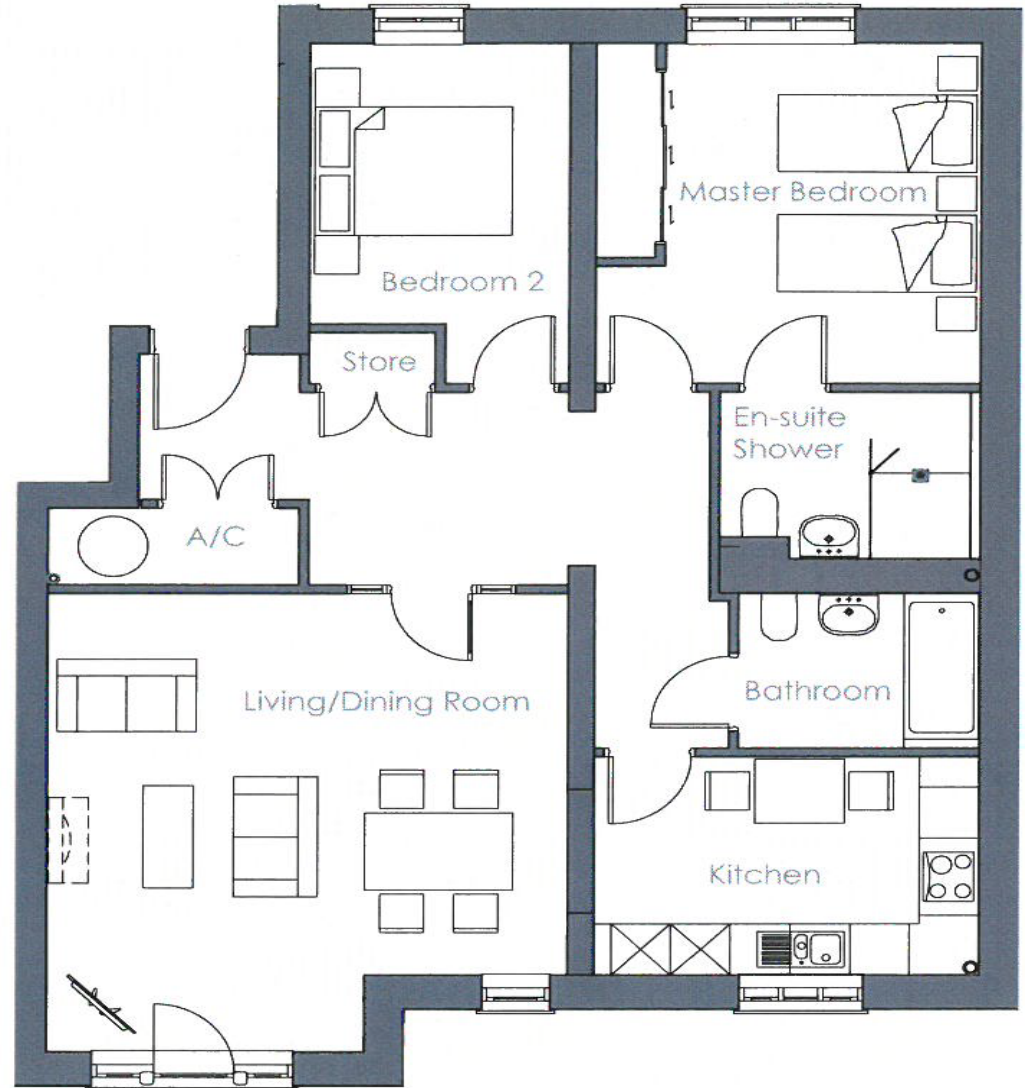
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Internal Measurements

| | Metric (m) | Imperial (ft) |
|--------------------|-------------|---------------|
| Living/Dining room | 5.36 x 5.24 | 17'7" x 17'2" |
| Kitchen | 3.87 x 2.56 | 12'8" x 8'5" |
| Main Bedroom | 3.96 x 3.86 | 13' x 12'8" |
| Bedroom Two | 3.96 x 2.63 | 13' x 8'7" |

Total 1,012 Sq. ft.

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



| 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 | | |

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. March 2024.

