

## 47 Inglewood House

Guide Price £850,000  
(other fees apply)



*It can only be Audley.*



Providing very sizeable and well-presented accommodation, this dual aspect apartment is situated on the top (3<sup>rd</sup>) floor adjoining Inglewood House where access to the main facilities and Audley club are conveniently nearby. Available for the first time since it was bought from new over a decade ago, the apartment has benefited from recent re-decoration throughout and boasts a very spacious living area enjoying countryside and village gardens views – furthermore, the property comprises a modern Siematic kitchen (that has been extended to include additional work top space and space for further free standing appliances), a large main bedroom with en suite shower room, a second double bedroom with en suite shower room and a third room affording excellent versatility. There is also a separate W.C leading from the hallway.

#### Property specifications:

- Rare opportunity to acquire
- Spacious living accommodation
- Dual aspect enjoying countryside and garden views
- Siematic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Two en suite double bedrooms with shower rooms
- Study or third bedroom
- Separate W.C

#### Fees

Monthly management fee £1055.43

Annual ground rent £250

Bistro credit: £77.96

Leasehold; 125 years from new

Council Tax Band: F (West Berkshire)

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	9.7 X 4.0	31'11" x 13'1"
Kitchen	4.8 X 3.0	15'9" x 10'
Main Bedroom	4.8 X 5.6	15'8" x 18'5"
Bedroom two	3.4 X 3.4	11'3" x 11'3"
Bedroom Three / Study	4.8 X 3.4	15'9" x 11'5"
Apartment approx. Size: 1492sqft		

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
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





