



27 Inglewood House

Templeton Road, Kintbury, Berkshire, RG17 9AA





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£275,000

A very comfortable apartment situated within the prestigious Inglewood retirement village.

Description

The property has the benefit of a lift from the ground floor and includes good hall space from which the main rooms lead. There is a smart kitchen/breakfast room complete with high quality branded appliances, space for a table and a door into the sitting room. The sitting room enjoys a pleasant aspect and is nicely proportioned with good ceiling height. There is a double bedroom with built-in wardrobes and a larger than average bathroom, tastefully fitted and including a separate shower in addition to the bath. Outside there are beautifully maintained gardens and approx. 39 acres in all which, along with the impressive facilities of the Audley Club, provide a wonderful lifestyle opportunity. These include a luxury health club, swimming pool, library and Blandy's Bar and Bistro. As an owner at Audley Inglewood Park you will automatically become a member of the Audley Club. This membership entitles you to use the facilities. There are also regular owners-only swimming sessions and an owners' library. The monthly management charge includes a credit of £59.12 (tbc) in the restaurant/bistro bar. The property is serviced and managed by Audley Villages/Mayfield Villages.

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

From our office turn right down the High Street, first right into Park Street and continue over the common to Kintbury. On approaching the village, where the road bends to the left, take the right turn signposted Inglewood. The entrance to the development is along on the left hand side.

- Communal Reception Hall
- Entrance Hall
- Kitchen
- Sitting Room
- Bedroom
- Bathroom
- Communal Gardens

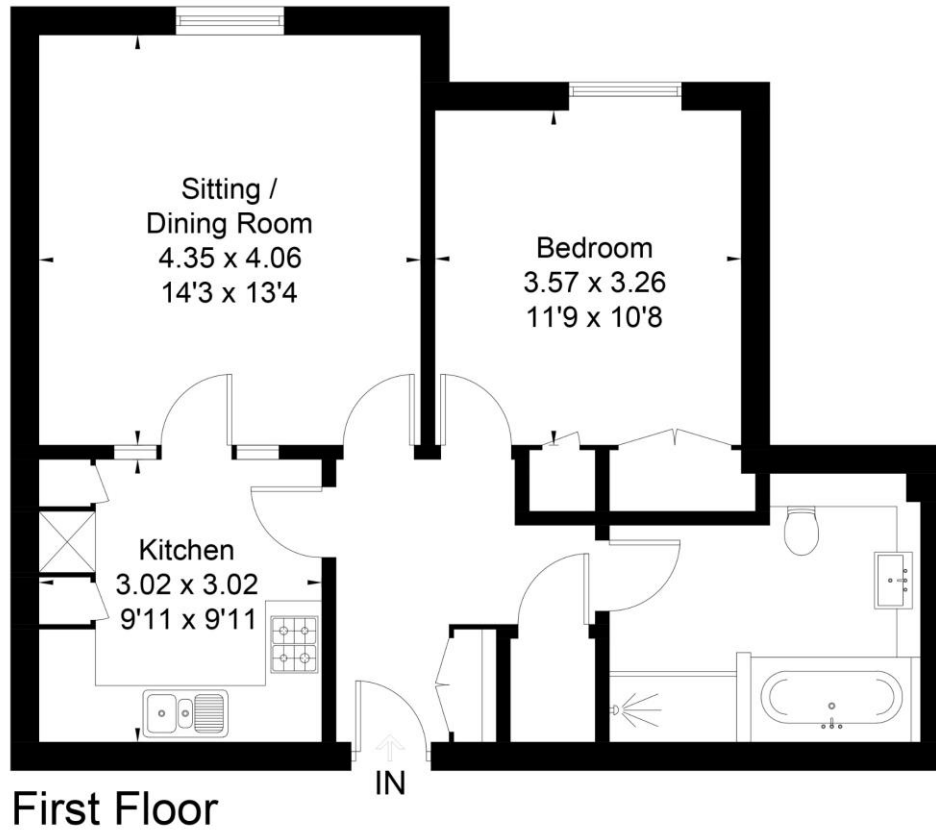


Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary



Approximate Area = 58.8 sq m / 633 sq ft



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

Communal Doors to:-

Communal Reception Hall

With a lift or stair access to the first floor. Door to:-

Entrance Hall

Built-in cupboard and boiler cupboard. Intercom system.

Kitchen

9' 11" (3.02m) x 9' 11" (3.02m). Tastefully fitted in a contemporary two-tone style with wall and base units, drawers, work surfaces over and matching upstands. Under unit lighting. Stainless steel sink unit with a mixer tap. Built-in electric oven, microwave, hob and extractor. Integrated fridge, freezer, dishwasher and washer/dryer. Double doors to:-

Sitting Room

14' 3" (4.34m) x 13' 4" (4.06m). TV/radio/satellite socket plate.

Bedroom

11' 9" (3.58m) x 10' 8" (3.25m). Built-in wardrobes. TV aerial point. Feature picture window.

Bathroom

10' 8" (3.25m) x 9' 4" (2.84m). A spacious room with a contemporary white suite comprising twin grip panelled bath with a shower attachment, wash hand basin and w.c. Tiled work surface, surrounds and floor. Separate shower enclosure. Chrome finished heated towel rail.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Outside

There are beautifully maintained communal gardens with lawn, gravelled paths and seating areas, with a total of approx. 39 acres in all.

Lease

To be confirmed.

Ground Rent

To be confirmed.

Maintenance Charge

Currently £944.77 per month, including bistro credit of £59.12 (tbc). Then 1% of sale price for each year owned when sold.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|----------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | ← 90 B | ← 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

