

# 27 Inglewood House

Guide Price £250,000  
(other fees apply)



*It can only be Audley.*



This charming south facing first floor apartment has recently benefitted from complete redecoration alongside new carpeting and has a prime location on the first floor of the Main House, close to all the central amenities including the Bistro and the Audley Club. The well appointed Siematic kitchen includes a range of integrated appliances and Corian work surfaces that is adjoined by a glazed panel door providing access to the bright living space. The bedroom has double built-in wardrobes and there is a bathroom including shower enclosure, separate bath and WC with Villeroy & Boch sanitaryware.

### Key Features

- First floor apartment
- South facing aspect
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, raised height oven, hob, microwave grill and a washer dryer.
- Double bedroom with integrated wardrobes
- Bathroom with shower enclosure and separate bath

### Fees

- First floor apartment
- Monthly management fee £1,115.10p
- Annual ground rent £250
- Parking: No parking fees apply
- Bistro credit: £85.76p
- Council Tax Band: D

Tenure: Leasehold – 125 years lease from November 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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Digitally furnished





Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	4.4 X 4.15	14'5" x 13'7"
Kitchen	3.0 X 3.0	9'10" x 9'10"
Main Bedroom	4.35 X 4.25	14'3" x 10'8"
Total sqft 604		

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.

Some photos of this property have been virtually staged for illustrative purposes. Furnishings have been digitally added and are not included in the sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





