



47 INGLEWOOD HOUSE

Guide Price £779,500
(other fees apply)



It can only be Audley.

A light and spacious three-bedroom apartment in an attractive setting

This recently re decorated three-bedroom apartment offers comfortable and spacious living in a peaceful environment. Surrounded by mature trees and landscaped gardens, the home enjoys plenty of natural light and has been thoughtfully designed to provide both ease and style.

The generously sized dual-aspect living area provides an inviting space for relaxing or entertaining, while the SieMatic kitchen comes equipped with a range of integrated appliances. Two double bedrooms each benefit from their own en-suite shower rooms, and a third bedroom offers useful flexibility as a study, guest room or dressing room.

Set within quiet, attractive grounds yet conveniently placed for access to all of Inglewood's stunning facilities, this apartment offers a lovely balance of privacy, comfort and convenience—an ideal option for those looking for relaxed, contemporary living in a desirable setting.

Property specifications:

- A rare opportunity to acquire one of Inglewood's largest apartments
- Spacious, light-filled accommodation throughout
- Dual-aspect views across both countryside and landscaped gardens
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Two double bedrooms with luxury en suite shower rooms
- Versatile third bedroom, ideal as a study or guest room
- Additional W.C

Fees

Monthly management fee £1262.44

Annual ground rent £250

Leasehold; 125 years from new

Council Tax Band: F (West Berkshire)

Tenure: Leasehold

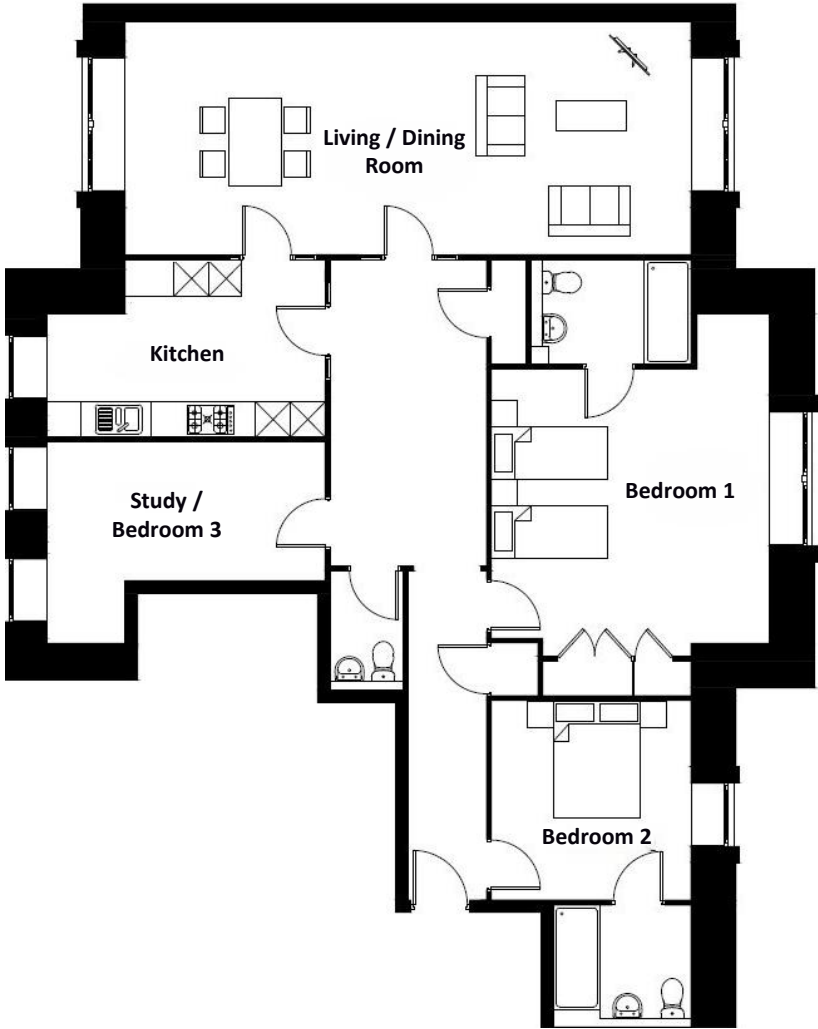
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 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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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

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		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

