

# 42 Inglewood House

£499,950  
(other fees apply)



*It can only be Audley.*



Set within the heart Audley Inglewood, this elegant two double bedroom first-floor apartment offers a perfect blend of comfort and style. The property features a spacious open-plan living and dining area, complete with a Juliet balcony that provides delightful views over beautifully landscaped gardens and mature trees. The luxury Siematic kitchen is fitted with a range of integrated appliances and finished with sleek Corian work surfaces. The main bedroom boasts fitted integrated wardrobes and a contemporary en suite shower room, while the second double bedroom is served by a separate bathroom, ideal for guests. Convenient lift access ensures ease of movement throughout the development, and owners enjoy exclusive use of the Audley Club and the superb facilities of Inglewood House. This apartment is ready to move into, having recently been completely redecorated and recarpeted and offers an opportunity to experience independent living in a secure, vibrant community with access to outstanding amenities.

### Key Features

- Two bedroom apartment
- Spacious living dining room with beautiful garden view aspect
- Juliet balcony
- Modern fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer.
- Recently redecorated and recarpeted
- En suite shower room and integrated wardrobes from main bedroom
- Separate bathroom

### Fees

Monthly management fee £1212.56

Annual ground rent £250

Parking: No parking fees apply

Council Tax Band: F -West Berkshire Council

**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%).

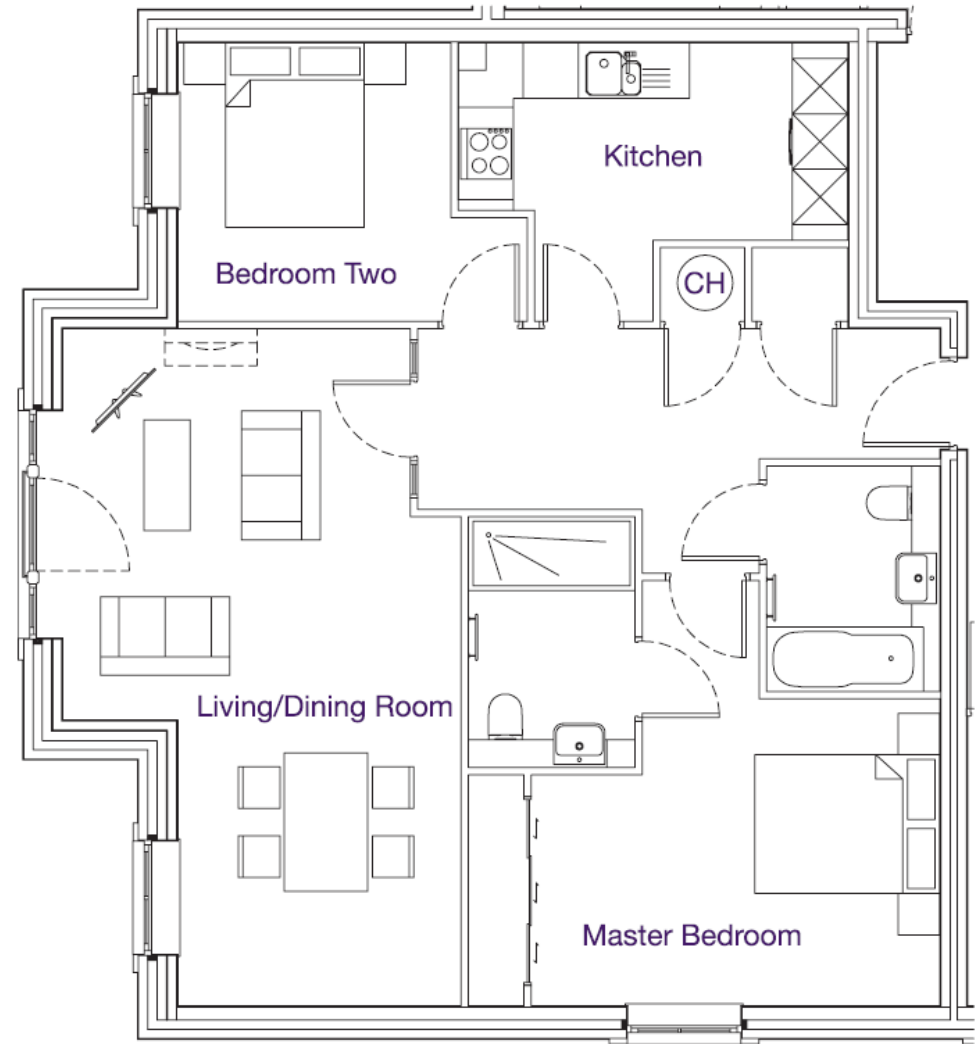
Viewing by appointment with the sales office

01488 682 100 [inglewoodsales@audleyvillages.co.uk](mailto:inglewoodsales@audleyvillages.co.uk)





| Internal Measurements | Metric (m)    | Imperial (ft) |
|-----------------------|---------------|---------------|
| Living room           | 7.33m x 4.31m | 24'1 x 14'2   |
| Kitchen Diner         | 4.21m x 3.02m | 13'10 x 9'11  |
| Main Bedroom          | 5.10m x 4.61m | 16'9 x 15'1   |
| Bedroom two           | 3.78m x 3.02m | 12'5 x 9'11   |



Built in wardrobes in bedrooms have not been included in the overall dimensions. Furniture shown to illustrate possible room layouts and not included in sale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

