

# 38 Inglewood House

Guide Price £380,000  
(other fees apply)



*It can only be Audley.*



This apartment enjoys unique access to a spacious outdoor terrace and is positioned centrally within Inglewood, providing convenient access to the facilities within Inglewood House and the Audley Club. Inside, there is a sizeable living/dining room providing versatile living space that leads to a separate study and an open plan kitchen area. Furthermore, the double bedroom includes fitted wardrobes and an en suite Jack and Jill shower room.

#### Key Features

- One bedroom apartment
- Spacious living dining room
- Study
- Modern fitted kitchen including integrated fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer.
- Jack and Jill en suite shower room
- Access to private outdoor terrace

#### Fees

Monthly management fee £1160.97p

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £85.76p

Council Tax Band: D (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 / Dining room	7.25 x 3.56	23'8" x 11'7"
Kitchen Area	2.31 x 2.1	7'6" x 7'
Study	2.46 x 1.92	8'1" x 6'3"
Bedroom	3.35 x 3.53	11' x 11'6"
<b>Total Sq ft - 700</b>		

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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



