



51 Inglewood House

Guide Price £550,000
(other fees apply)



It can only be Audley.



UNIQUE GROUND FLOOR APARTMENT WITH PRIVATE GARDEN

Enjoying the rare advantage of direct access to a private enclosed garden, this well-appointed ground floor apartment offers spacious and flexible accommodation within Audley Inglewood. The bright and welcoming living room provides direct access to the garden, creating an ideal space for both relaxation and entertaining. The premium SieMatic kitchen is fitted with a comprehensive range of integrated appliances, while the main bedroom benefits from fitted wardrobes and an en suite shower room. A versatile second bedroom can be used as a guest room, dining room or study, and is complemented by a separate bathroom. Combining comfort, style and practicality, this unique apartment presents a superb opportunity to enjoy luxury retirement living in an exclusive setting.

Key features

- Ground floor apartment
- Rare access to enclosed private garden
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer
- Main bedroom with en suite shower room and integrated wardrobes
- Second bedroom providing versatility as also a dining room or study
- Separate bathroom

Fees

Monthly Management Fee: £1,262.44

Annual ground rent: £250

Parking: No parking fees apply

Council Tax Band: E West Berkshire

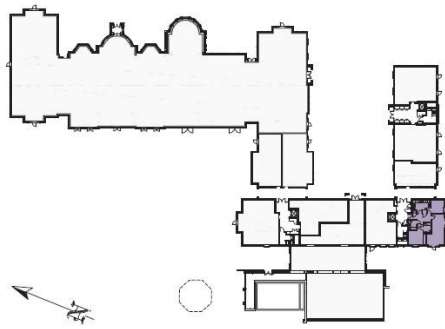
Tenure: Leasehold

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

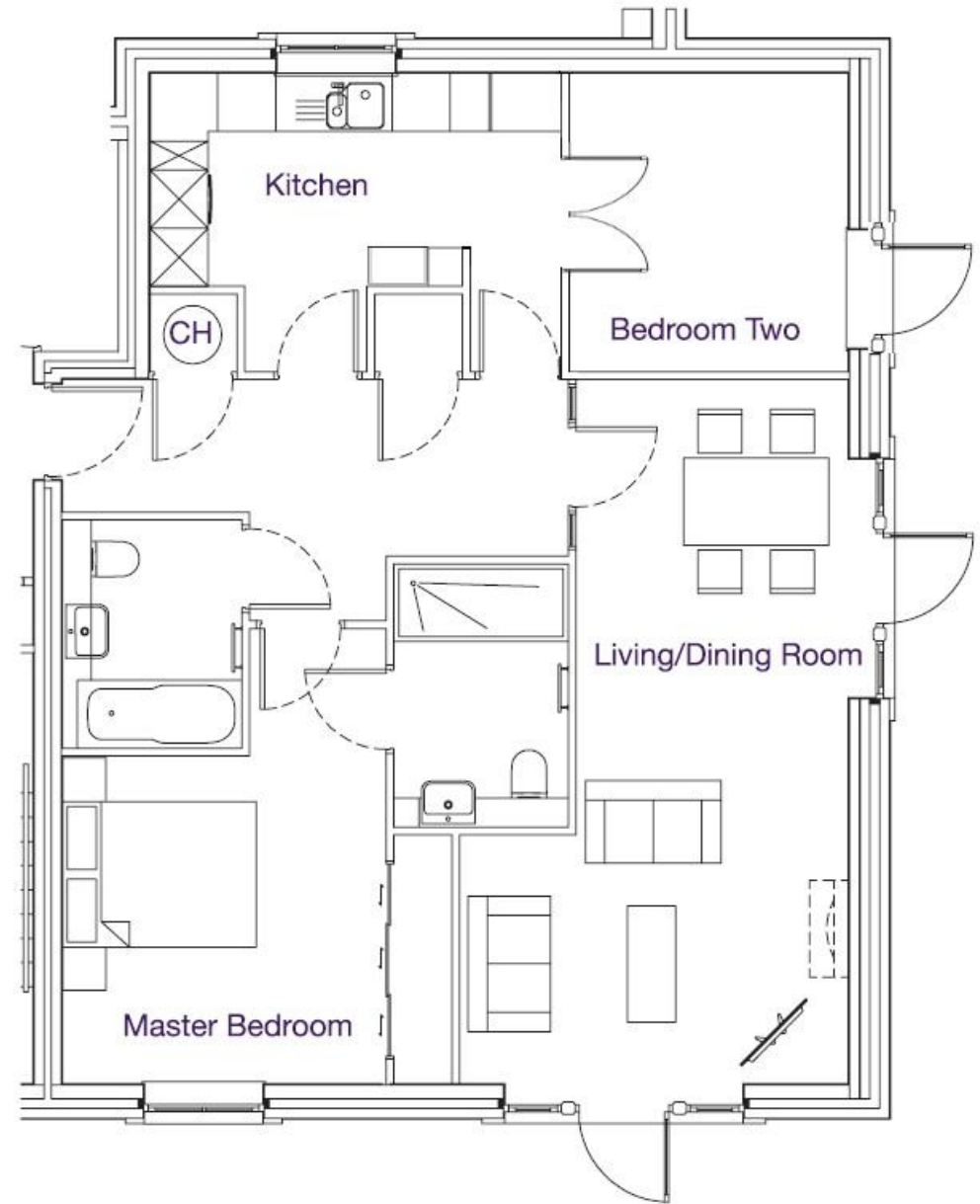
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Internal Measurements	Metric (m)	Imperial (ft)
Living room	7.2 x 4.01	23'10 x 13'2
Kitchen	4.20 x 3.08	13'9 x 10'1
Main Bedroom	4.70 x 4.02	15'5 x 13'2
Bedroom two / Dining Room	3.02 x 2.77	9'11 x 9'1

Total Sqft 868



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		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

