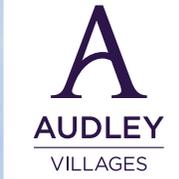


10 INGLEWOOD HOUSE

Guide Price £675,000
(other fees apply)



It can only be Audley.



Fabulous two-bedroom apartment with balcony

This beautifully updated top-floor apartment has been thoughtfully improved in recent years, creating a stylish blend of elegance and contemporary comfort throughout. Situated within Inglewood House, it is one of the rare apartments to benefit from its own private balcony — an ideal spot for alfresco dining, enjoying a morning coffee, or relaxing with an evening drink.

Inside, a generous entrance hall leads into a spacious and light-filled living room, which opens seamlessly into a stunning modern fitted kitchen with ample space for dining. The property offers two well-proportioned double bedrooms, including a main bedroom with an en suite shower room. A further contemporary shower room is accessed from the hallway, completing this impressive apartment.

Property specifications:

- Top floor position within Inglewood House
- External balcony
- Completely updated throughout to high specification
- Modern fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer
- Two double bedrooms with en suite shower room to main bedroom
- Separate shower room

Fees

Monthly management fee £1,212.56

Annual ground rent £250

Bistro credit: £93.26p

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	8.00m x3.45m	26'3" x 11'4"
Kitchen	4.45m x3.00m	14'7" x 9'10"
Main Bedroom	3.75m x4.05m	12'4" x 13'3"
Bedroom two	2.90m x2.95m	9'6" x 9'8"

Apartment approx. Size: 953 sq ft

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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

