

26 Inglewood House

£450,000

(other fees apply)



It can only be Audley.



Situated within the desirable Audley Inglewood luxury retirement village, this well-presented first-floor apartment offers a comfortable and elegant living environment. The property features a south-facing living room with a Juliet balcony, creating a bright and welcoming space. The modern Siematic kitchen is fitted with integrated appliances and finished with Corian work surfaces, combining practicality with a sleek design. The main bedroom includes an en suite shower room and integrated wardrobes, while the second bedroom, currently used as a study, also benefits from fitted storage. A separate bathroom and a spacious entrance hall with marble-effect tiled flooring complete the accommodation. The apartment enjoys lift access and a central position within Inglewood House, providing easy access to the Audley Club facilities and the wider amenities of the village.



Key Features

- Two bedroom apartment
- Southerly aspect living room with Juliet Balcony
- Modern fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer.
- En suite shower room and integrated wardrobes from main bedroom
- Separate bathroom
- Centrally positioned providing convenient access to facilities

Fees

Monthly management fee £1115.10

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £85.76p

Council Tax Band: E -West Berkshire Council

Tenure: Leasehold

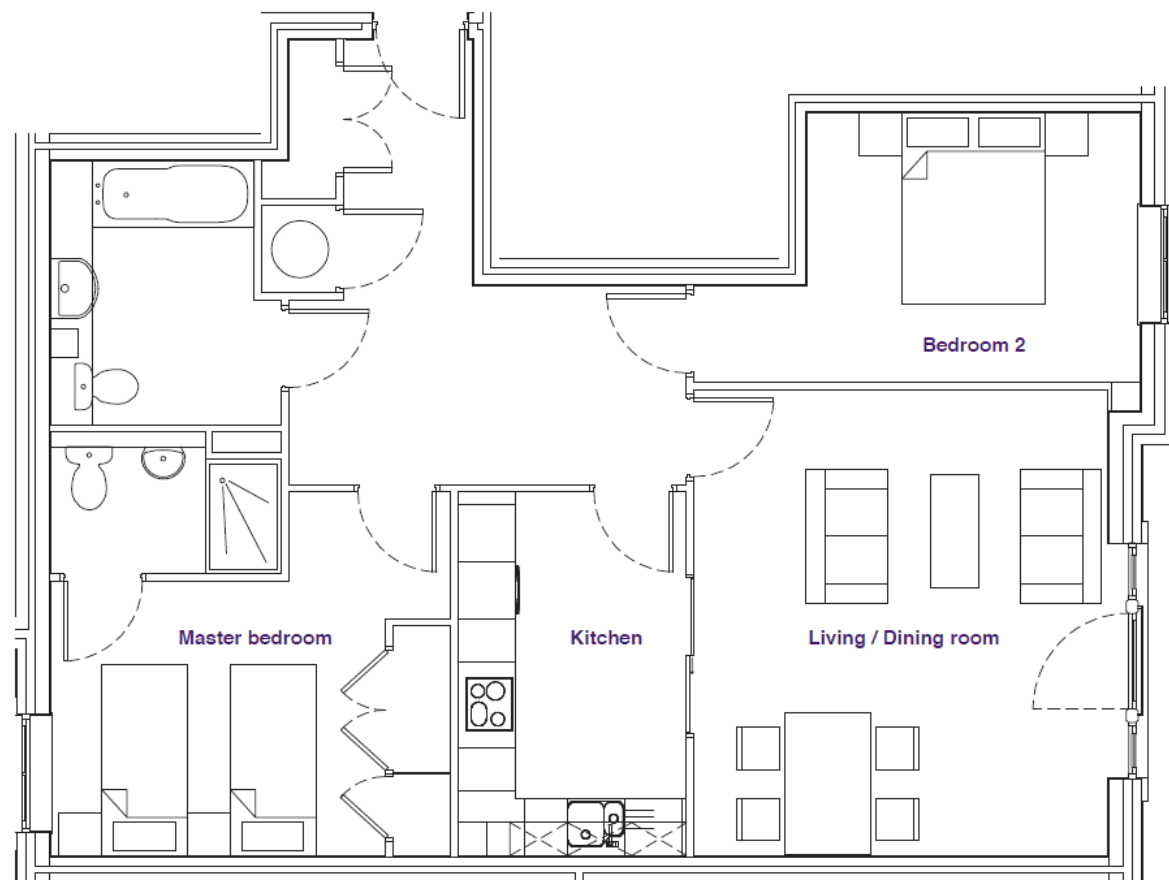
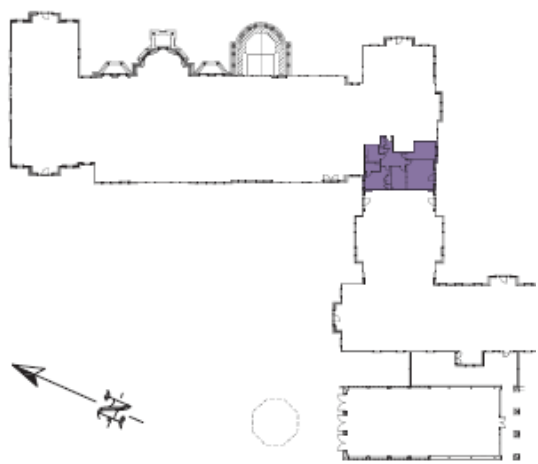


Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office

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Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.35m x 4.90m	14' 3" x 16' 1"
Kitchen Diner	3.80m x 2.40m	12' 6" x 7' 10"
Main Bedroom	2.90m x 4.20m	9' 6" x 13' 0"
Bedroom two	2.80m x 3.50m	9' 2" x 11' 6"

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		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

