

# 45 INGLEWOOD HOUSE

Guide Price £460,000  
(other fees apply)

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*It can only be Audley.*

**A**  
**AUDLEY**  
VILLAGES





This spacious apartment is centrally located within Inglewood, close to the main facilities and has recently benefitted from complete redecoration throughout, along with newly fitted carpets. The modern SieMatic kitchen includes an integrated fridge freezer, oven, microwave oven, dishwasher and washer dryer, whilst the living room enjoys appealing garden views towards Inglewood's grounds from the Juliet balcony. There are two double bedrooms, with fitted wardrobes and an ensuite bathroom in the main bedroom, plus there is also a separate WC.

### Property specifications:

- Large bright living room with Juliet balcony
- Main bedroom with fitted wardrobes & ensuite bathroom
- Siematic Kitchen with integrated appliances
- Separate W.C
- Stunning Garden Views
- Lift access

### Fees

Monthly management fee £1,160.97p

Annual ground rent £250

Bistro credit: £85.76

Council Tax Band: F

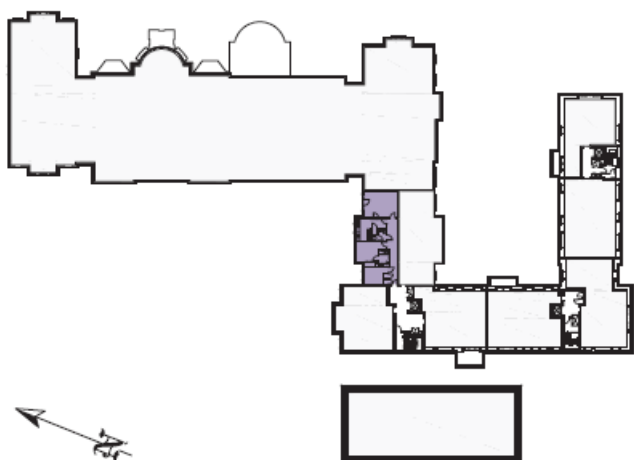
A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.40 X 4.25	17'9" x 13'11"
Kitchen	4.94 X 3.62	16'2" x 11'11"
Main Bedroom	4.94 X 4.07	16'2" x 13'4"
Bedroom two	3.84 X 2.82	12'7" x 9'3"
Total sq ft		940

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	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

