

40 Inglewood House



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Two bedroom second floor apartment

Redecorated and recarpeted throughout - this south facing apartment is conveniently situated close to all of Inglewood's facilities and boasts a sizeable living room benefiting from a Juliet balcony. The property also has a Siematic kitchen including integrated appliances comprising fridge freezer, washer dryer, dishwasher, oven, hob and microwave grill. Furthermore, the property has an en suite shower room to the main bedroom, a separate WC and a second bedroom.

Property specifications

- Generously sized bright living room
- Juliet balcony
- Southerly aspect
- Siematic Kitchen with integrated appliances
- Main bedroom with fitted wardrobes & ensuite shower room.
- Separate W.C
- Sizeable entrance hallway
- Garden Views
- Lift access

Guide Price: £475,000 (other fees apply)

Monthly management fee £1055.43

Bistro credit £77.96

Annual ground rent £250

Council Tax Band: F (West Berkshire)

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)
Kitchen	4.94 x 3.62	16'2 x 11'11
Living/dining room	5.40 x 4.25	17'9 x 13'11
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office.
March 2024

