



50 Inglewood House

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### Ground floor apartment with access to private garden

A unique opportunity to acquire a ground floor apartment that enjoys favorable access to a private and enclosed rear garden whilst also benefitting from close and level access to Inglewood's facilities. Inside, the apartment features a living room with French doors opening onto the garden and a modern Siematic Kitchen including integrated fridge freezer, oven, microwave oven, dishwasher and a washer dryer. Furthermore, the apartment includes a double bedroom with ensuite shower room and fitted wardrobes plus there is also a separate cloakroom with WC.

- Ground floor apartment
- Convenient level access to site amenities
- Access to fabulous enclosed garden
- Siematic Kitchen with integrated appliances
- Double bedroom with en-suite shower room
- Separate WC cloakroom

**Guide Price £399,995** (other fees apply)

Monthly management fee £1013.73

Bistro credit £77.96

Annual ground rent £250

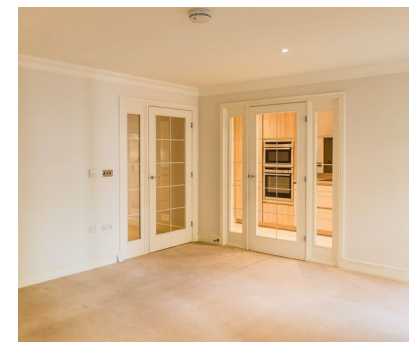
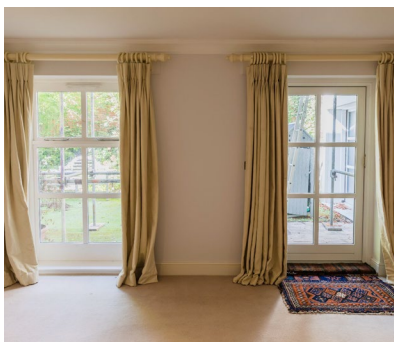
Council Tax Band: D

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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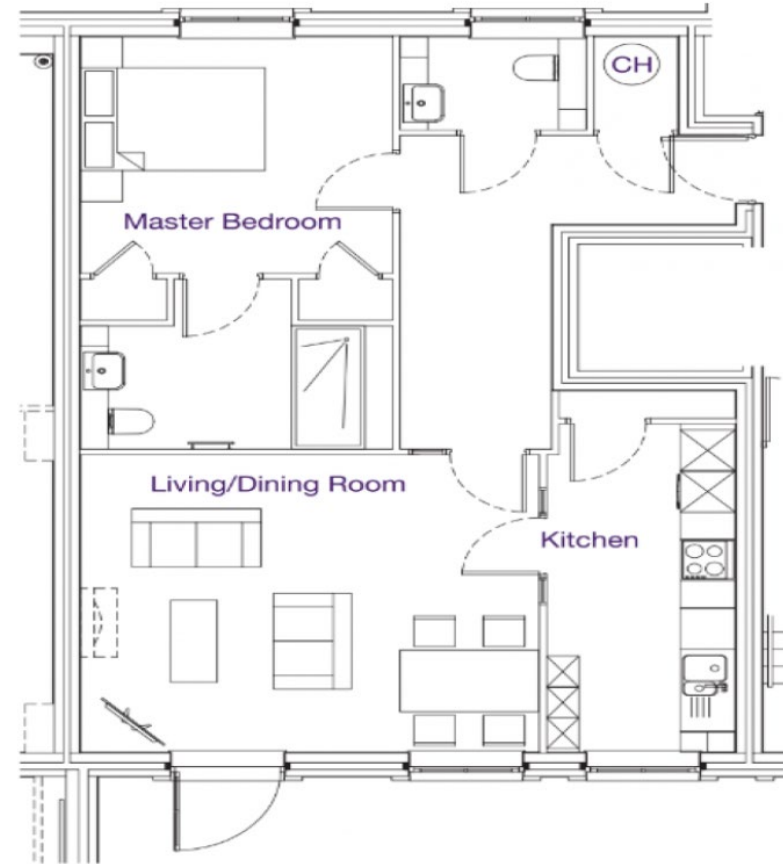
## Internal Measurements

	Metric (m)	Imperial (ft)
Kitchen	4.79 x 2.05	15'9" x 6'9"
Living/dining room	4.98 x 4.34	16'4" x 14'3"
Main bedroom	4.13 x 3.39	13'7" x 11'1"

Total Sq. ft 704

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	83   B	83   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. April 2024.

