

# 3 INGLEWOOD HOUSE

Guide Price £875,000  
(other fees apply)



*It can only be Audley.*





A rare and unique opportunity to acquire a beautifully appointed ground floor apartment within the ever-popular Inglewood House. Boasting a dual aspect that overlooks open countryside and views of Inglewood gardens, the apartment has recently benefitted from complete redecoration and new carpeting throughout whilst also enjoying access to an appealing west facing outdoor terrace. The high ceilings afford a desirable degree of space and light with accommodation comprising a sizeable living room with triple bay window and feature fireplace surround.

### Key Features

- Prime position ground floor apartment within Inglewood House
- Dual aspect enjoying open countryside views to the front
- Access to outdoor terrace leading onto Inglewood gardens
- Sizeable living room with high coved ceilings, bay window and feature fireplace surround
- Kitchen diner with modern Siematic Kitchen including integrated appliances
- Two bedrooms with en suite shower room plus a separate bathroom and integrated wardrobes to main bedroom

### Fees

Monthly management fee £1,115.10

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £85.76

Council Tax Band: E (via 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, please ask the sales team for more information.

Viewing by appointment with the sales office.

01488 682 100 [inglewoodsales@audleyvillages.co.uk](mailto:inglewoodsales@audleyvillages.co.uk)





Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	7.40m x 6.35m	24'3" x 20' 10"
Kitchen	4.20m x 3.65m	13'9" x 12'0"
Main Bedroom	5.40m x 3.15m	17' 9" x 10'4"
Bedroom two	3.10m x 3.35m	10'2" x 11'0"
Total sqft	1197	

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		





