

# 37 Inglewood House

Guide Price £375,000

(other fees apply)



*It can only be Audley.*



This well appointed one bedroom ground floor apartment enjoys a favourable central position, offering both comfort and convenience in an elegant setting. Designed with ease of living in mind, the apartment benefits from level access to Inglewood's facilities, including dining, wellness, and social amenities—perfect for those seeking a vibrant yet secure lifestyle.

The accommodation is well maintained throughout, featuring a modern Siematic fitted kitchen with a range of integrated appliances, a well-proportioned living room, double main bedroom with en suite shower room, plus an additional cloakroom currently adapted to incorporate further useful storage solutions.

#### Key Features

- Centrally positioned ground floor apartment
- Well presented accommodation
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer
- Main bedroom with en suite shower room and fitted wardrobes
- Separate cloakroom with storage

#### Fees

Monthly management fee £1160.97

Annual ground rent £500

Parking: No parking fees apply

Bistro credit: £85.76p

Council Tax Band: D West Berkshire Council

Tenure: Leasehold

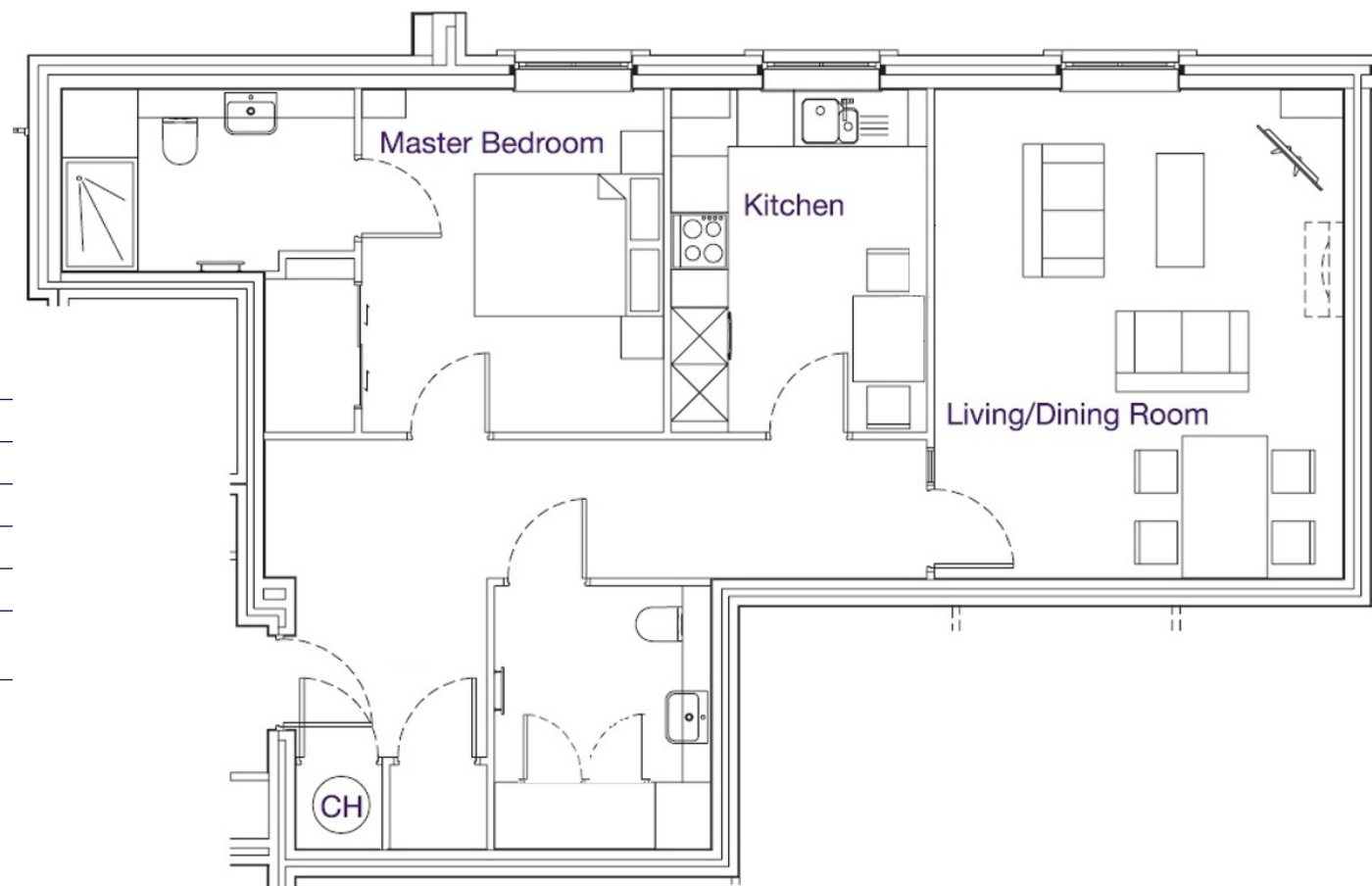
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 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 / Dining room | 5.16m x 4.32m | 16'11 x 14'2  |
| Kitchen                   | 3.62m x 2.70m | 11'11 x 8'10  |
| Main Bedroom              | 4.21m x 3.62m | 13'10 x 11'11 |
| Sq ft                     | 779           |               |



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             | 84 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



