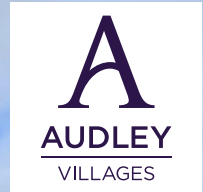


11 INGLEWOOD HOUSE

Guide Price £779,500
(other fees apply)



It can only be Audley.



Elegant Two-Bedroom Apartment

This exceptional two-bedroom apartment offers spacious and refined living in an enviable setting.

The apartment has striking high coved ceiling and dramatic double-height windows, creating an immediate sense of grandeur and light throughout. The generously sized living room enjoys fabulous countryside views and is complemented by bespoke fitted storage, providing both beauty and practicality. A substantial kitchen-diner offers ample space for formal dining and is fitted with a contemporary SieMatic kitchen, finished with elegant Corian work surfaces and a range of integrated appliances. There are two good size double bedrooms, with the main bedroom benefitting from fitted wardrobes and a luxurious en-suite shower room. A separate bathroom for guests features premium Villeroy & Boch sanitary ware. Recently redecorated throughout, this superb apartment combines timeless elegance with modern comfort, all set within the exclusive surroundings of Audley Inglewood, offering an exceptional lifestyle opportunity.

Property specifications:

- Top floor position
- Spacious living accommodation
- Countryside views
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Two double bedrooms with en suite shower room
- Separate bathroom

Fees

Monthly management fee £1,212.56

Annual ground rent £250

Leasehold; 125 years from new

Council Tax Band: F (West Berkshire)

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	6.70m x 5.30m	22'0" x 17' 4"
Kitchen	4.20m x 3.65m	13'9"x 12' 0"
Main Bedroom	3.20m x 4.70m	10'6" x 15' 5"
Bedroom two	3.10m x 3.40m	10'2" x 11'2"

Apartment approx. Size: 1142sqft

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		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

