

45 Inglewood House



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Two bedroom first floor apartment

A spacious, newly decorated, including new fitted carpets throughout the apartment. The lounge benefits from a beautiful fireplace & electric fire, a juliet balcony with stunning garden views. There are two double bedrooms, the main bedroom includes fitted wardrobes and an ensuite shower room. The modern SieMatic kitchen includes an integrated fridge freezer, oven, microwave oven, dishwasher and washer dryer.

Property specifications

- Large bright living room with juliet balcony
- Main bedroom with fitted wardrobes & ensuite shower room.
- Kitchen with integrated appliances
- Separate W.C
- Stunning Garden Views
- Lift access

Guide Price: £499,995

(other fees apply)

Monthly management fee £1055.43

Bistro credit £77.96

Annual ground rent £250

Council Tax Band: F

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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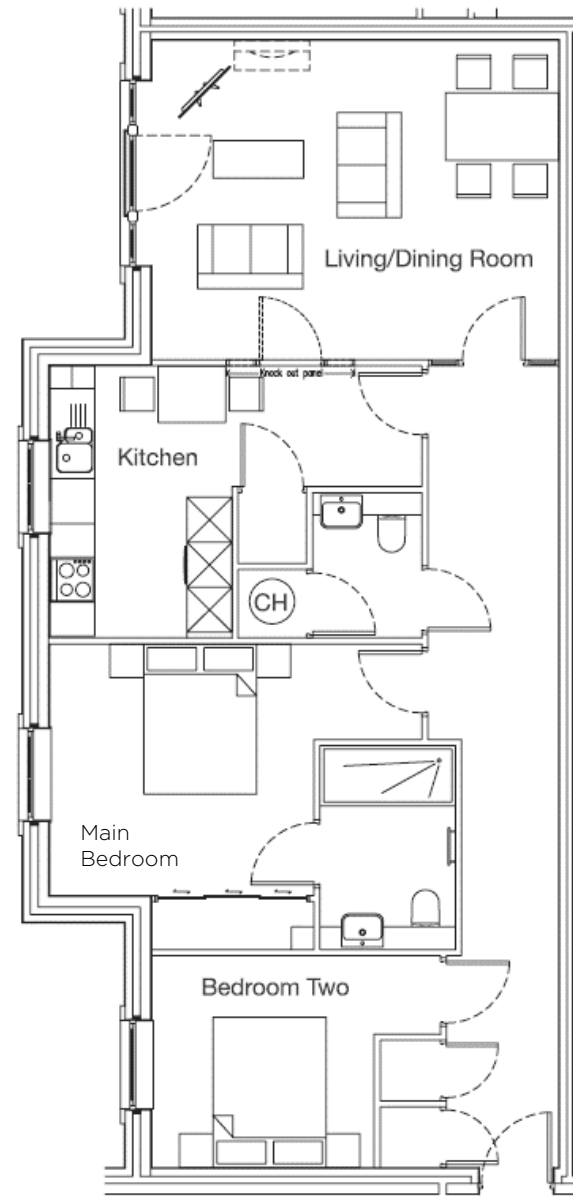
Internal Measurements

	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	85 B	85 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

