

51 Inglewood House



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## One bedroom ground floor apartment

A beautifully presented, one bedroom ground floor apartment with unique access to large private garden. The modern SieMatic kitchen includes integrated appliances and space for a dining room table. There is a spacious living/dining room and the main bedroom benefits from fitted wardrobes and an en suite shower room.

Originally a two bedroom property, there is the option of converting the garden room back into a second bedroom or study.

### Property specifications

- Ground floor apartment
- Unique access to private garden
- Close to main facilities
- Modern SieMatic kitchen with integrated appliances
- En suite to main bedroom and separate bathroom
- Garden room created from second bedroom, available to convert back into a bedroom or study.

**Guide Price £550,000** (other fees apply)

Monthly management fee £867.40

Annual Ground rent £250

Bistro credit £64.08

Council Tax Band: E

Viewing by appointment with the sales office.

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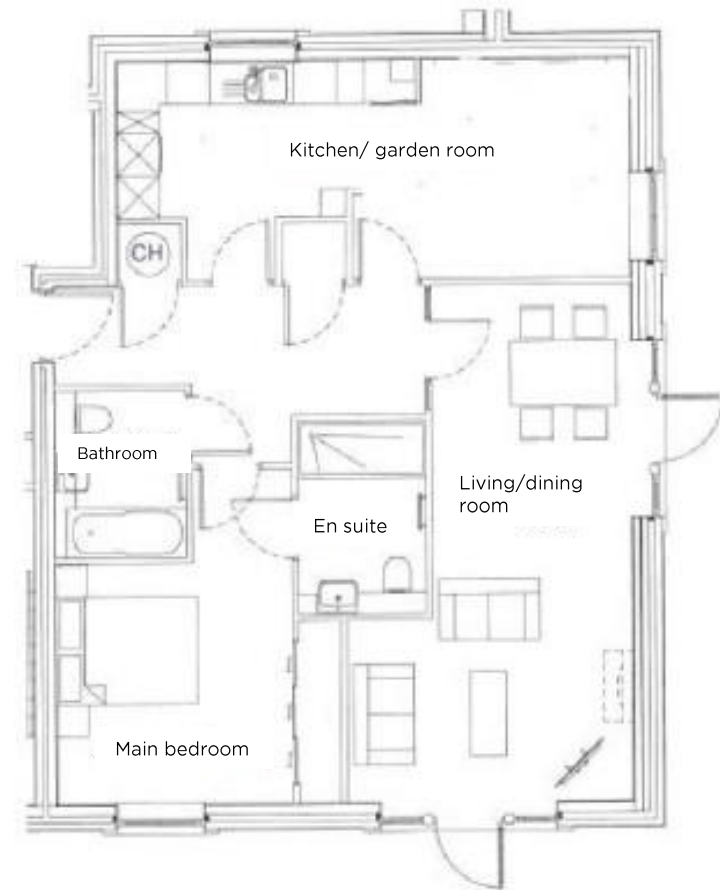


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## Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining room	7.27 x 4.01	23'10" x 13'2"
Kitchen/garden room	8.10 x 3.08	26'7" x 10'1"
Main bedroom	4.70 x 4.02	15'5" x 13'2"
Total Sq.ft	868	

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

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