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Asking Price £299,950 Leasehold

2 Bedroom, Apartment - Retirement

23, Clarefield Court North End Lane, Sunningdale, Ascot, Berkshire, SL5 0EA

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Clarefield Court

Clarefield Court is a wonderful development of 46 apartments for the over 55's, situated within beautiful grounds in the popular location of Sunningdale. Well located close to the A30 and Sunningdale station, Clarefield Court is within close proximity of a range of amenities, transport links and Waitrose. The bustling Ascot High Street is also nearby.

The Local Housing Manager at Clarefield Court is on hand to support the Owners and keep the development in perfect shape as well as working with the Owners, arranging many regular events.

The development offers a range of communal facilities which include, a Guest Suite, wonderful gardens, parking for owners and their visitors, an Owners Lounge and a Laundry Room with washing machines and tumble dryers.

Clarefield Court has been designed with safety and security at the forefront. Each apartment has an emergency Careline system installed, monitored by the onsite Local Housing Manager during their working hours and 24 hours, 365 days a year by the Careline team. A secure entry system provides unrivalled peace of mind.

Clarefield Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Clarefield Court requires any resident to be over the age of 55.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this wonderful two bedroom first floor apartment with balcony. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace. The balcony is accessed via the lounge and provides stunning views of the communal gardens.

The Kitchen is accessed via the hallway and offers a range of eye and base level units with working surfaces. There is a built in waist height oven, 4-ring gas hob with extractor hood along with a built-in fridge/freezer.

Bedroom one is a generous double room with a two useful built in wardrobes and plenty of space for additional bedroom furniture if required. A large window offers views of the balcony and gardens and keeps this lovely room light and bright.

Bedroom two is another good size double room which could be used as a study or hobby room.

The Shower room offers modern fittings including a large shower tray with screen door, handrail, towel rail, a WC and wash hand basin with vanity unit beneath. A window provides light and ventilation.

Perfectly complementing this apartment are two useful storage cupboards located in the hallway.

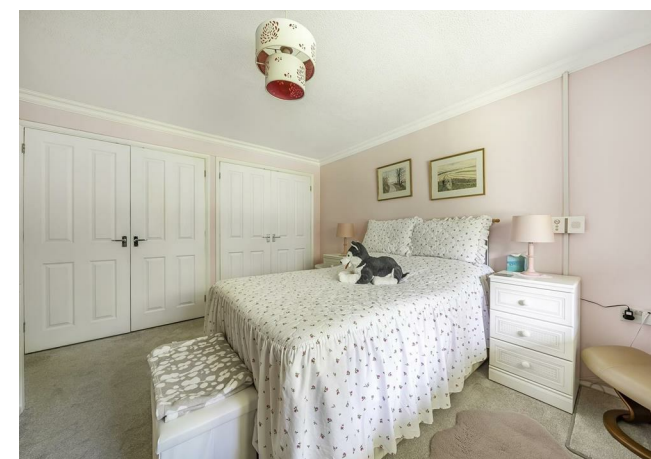
Contact us today to arrange your viewing at Clarefield Court!





# Features

- Two bedroom first floor apartment with balcony
- Ideally situated close to shops, amenities and transport links
- 24 hour careline system for safety and security
- Owners Lounge
- Laundry room
- Owners private car park
- Beautiful grounds
- A Guest suite is available for your friends and family to stay in.



# Key Information

Service Charge (Year Ending March 2025):  
£3,121.08 per annum

Approximate Area = 729 sq ft / 67.7 sq m  
For identification only - Not to scale

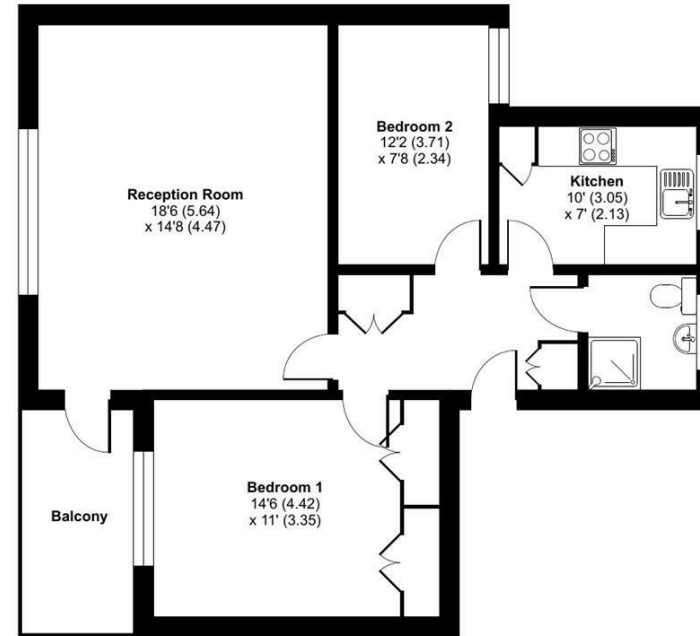
Ground Rent: Not collected at this development

Council Tax: Band D

A new 99 year lease is granted upon transfer of ownership.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal cleaning, communal utilities and maintenance, garden maintenance and Local Housing Manager.



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1167452

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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