



# 21 Cedar Lodge

Lynwood Village | Rise Road | Sunningdale | SL5 0FG

Price Guide £240,000 Leasehold

*Waterfords*  
Residential Sales & Lettings

# 21 Cedar Lodge

Lynwood Village | Rise Road

Sunningdale | SL5 0FG

Price Guide £240,000

Cedar Lodge forms part of the Award Winning Lynwood Village designed for Independent Living for those aged over 65.

- Designed for independent living for those over 65 years of age
- Large double bedroom & Bright reception room with private balcony
- Lift and stairs
- EPC RATING B
- Service charge £8790 annually - Ground Rent £712.54 per annum
- Numerous on site facilities
- Wet room/shower room
- Very well appointed kitchen
- WINDSOR & MAIDENHEAD TAX BAND D



A SUPERB  
APARTMENT WITH  
EXTENSIVE ON SITE  
FACILITIES



#### DESCRIPTION

Located close to Sunninghill village centre Cedar Lodge forms part of the Award Winning Lynwood Village development that has been specifically designed for Independent living for those aged 65 and over. Facilities include a restaurant, village store, salon, spa, swimming pool, gym and a library.

Located on the second floor and accessed via a lift and a staircase, the apartment comprises of a well proportioned double bedroom, a fully integrated open plan kitchen and a bright lounge with dining area with direct access to its private balcony.

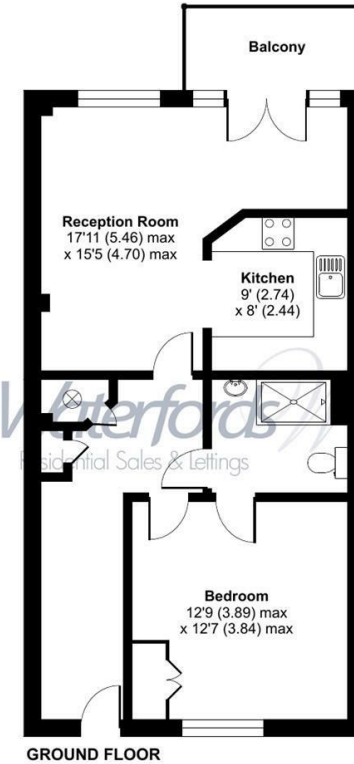
#### OUTSIDE

The grounds are predominantly to the rear of the building and comprise of lawned areas with patio areas to sit and enjoy the outdoor space including a croquet lawn and giant chess board. There are daily activities on offer as well as a village shuttle bus to Ascot and Sunningdale.

To the front there is parking, and spaces can be reserved by request.

#### DIRECTIONS

From Chobham follow the Windsor Road and Chobham Road to Sunningdale. At the junction with The London Road turn left and then first right onto Broomhall Road. Follow this until the road becomes Ride Road where Lynwood Village can be found on the left hand side.



## Rise Road, Ascot, SL5

Approximate Area = 648 sq ft / 60.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Waterfords. REF: 942797

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>		81	81
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(1-6) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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