



2 DORCHESTER MANSIONS

SUNNINGDALE

BUCKINGHAMS



2 Dorchester Mansions

Cross Road • Sunningdale • Berkshire • SL5 9SG

£825,000
Leasehold



A beautifully presented ground floor apartment enjoying a large private terrace for outside entertaining, in a sought after gated development just a short distance to Sunningdale centre.

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| • EXCELLENT LIVING SPACE | • TWO LARGE DOUBLE BEDROOM SUITES |
| • SECURE GATED DEVELOPMENT | • UNDERGROUND PARKING FOR TWO CARS |
| • CENTRAL SUNNINGDALE LOCATION | • IMPRESSIVE PRIVATE PATIO GARDEN |
| • 2024 SERVICE CHARGE £3600, GRD RENT £500 | • LEASE – 155 YEARS FROM 1.10.2006 |

RECEPTION HALL • CLOAKROOM • LARGE DRAWING ROOM • SUPERB KITCHEN/
BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATH
& SHOWER ROOM • SECOND BEDROOM WITH EN SUITE SHOWER ROOM •
PRIVATE TERRACE • TWO UNDERGROUND PARKING SPACES PLUS STORE ROOM

Description

2 Dorchester Mansions is a delightful apartment, providing the perfect combination of outstanding living accommodation & large bedroom suites plus having a superb private sun terrace, giving the property an extra dimension compared to the majority of luxury apartments. The location is also ideal, being within easy walking distance of central Sunningdale facilities including shopping, restaurants and the mainline rail station.

Directions

From the Sunningdale Rail Station/Waitrose car park turn right onto the A30 London Road, heading in the Camberley direction, passing Charters Road on the right and Ridgemount Road on the left, then after a quarter of a mile turn left into Cross Road (directly opposite the right turn for Lady Margaret Road); Dorchester Mansions will be found immediately on the left hand side.



Approximate Gross Internal Floor Area :
Total 139 sq m / 1493 sq ft



Ground Floor

EPC: C80
Council Tax Band G.
All Mains Services

Important Notice
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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