






{ SUNNINGDALE HEIGHTS, SUNNINGDALE SL5
£3,500 PER MONTH AVAILABLE 31/07/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Sunningdale Heights, Sunningdale
SL5

£3,500 Per Month
Part-furnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Two double bedrooms, - Two bathrooms,
- Modern kitchen, - Open-plan living, -
- Private garden, - Cloakroom & utility room,
- Allocated parking, - Council tax band G

Council Tax

Council Tax Band G

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{ GATED DEVELOPMENT...

The Property

This well-presented property features a spacious entrance hallway, modern kitchen which is open-plan to the bright living/dining area with doors leading onto the garden. The principle bedroom has a walk-in wardrobe area, en-suite bathroom with separate shower, and doors onto the garden. The second double bedroom comes with built-in wardrobes and en-suite bathroom. There is the added benefit of a separate utility room and guest cloakroom (WC).

Outside

One of the key benefits of this flat is its private garden, offering space to sit outside or enjoy a bit of fresh air. There are also two allocated parking spaces, as well as visitor parking nearby. The communal areas around the development are well maintained, helping to create a pleasant environment for residents.

Location

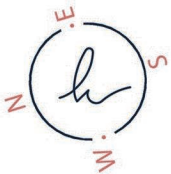
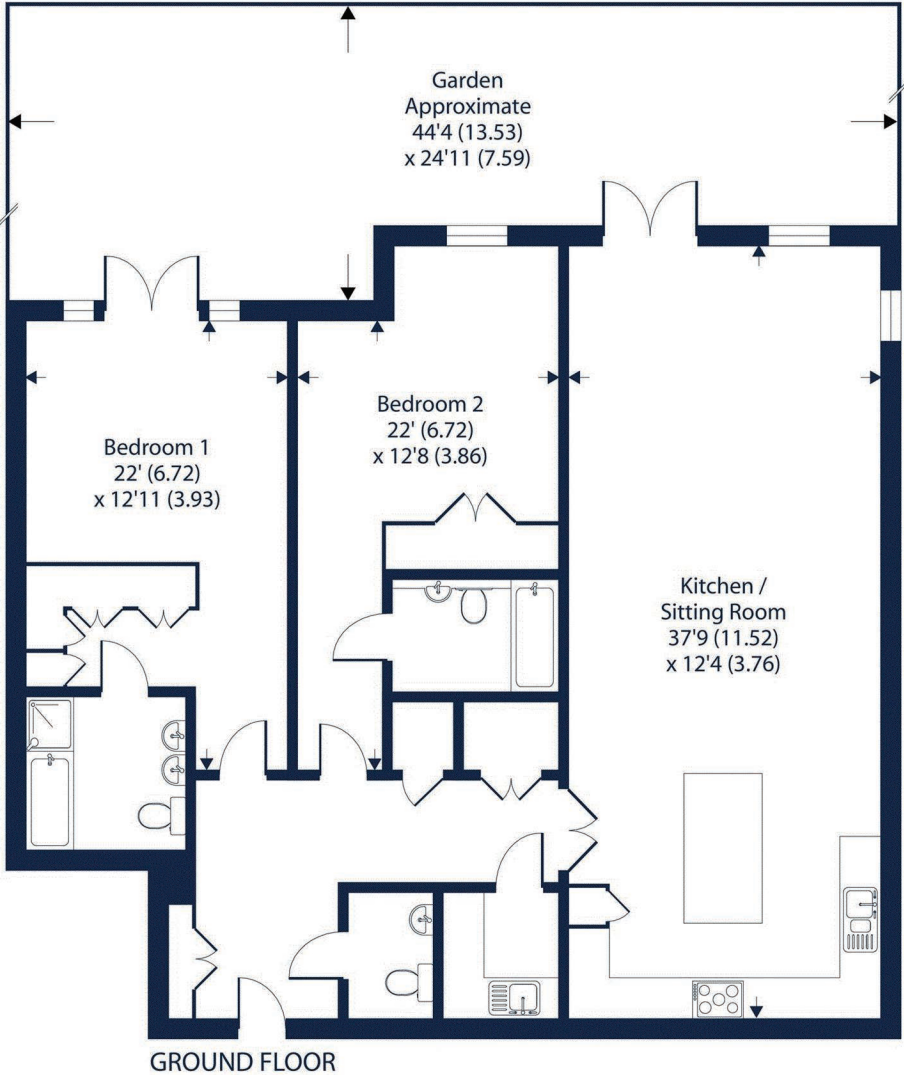
High Peaks is located in a quiet, residential part of Sunningdale, within easy reach of local shops, cafés, and restaurants. Sunningdale station is close by, with regular trains to London Waterloo, making it convenient for commuters. The area is known for its green open spaces, walking routes, and excellent golf courses, including Sunningdale Golf Club and Wentworth. Major roads such as the M3, M4, and M25 are all nearby, and Heathrow Airport is just a short drive away.



High Peak, Sunningdale Heights, Sunningdale, Ascot, SL5

Approximate Area = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Hamptons. REF: 1301273

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

