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# The Garden House, *Sunningdale*

OSBORNE HEATH

## A two bedroom, two bathroom first floor apartment set within a gated development with allocated parking and no onward chain.

This apartment has a living room with dining space, kitchen, principal bedroom with built-in wardrobes and en suite shower room, further double bedroom and a bathroom.

Outside the property has two allocated parking spaces, a gated entrance and communal gardens.

The Garden House is a gated development on London Road. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax Band E. Service Charge £2,400 per annum. Ground Rent:£250 per annum. Lease Length:106 remaining.

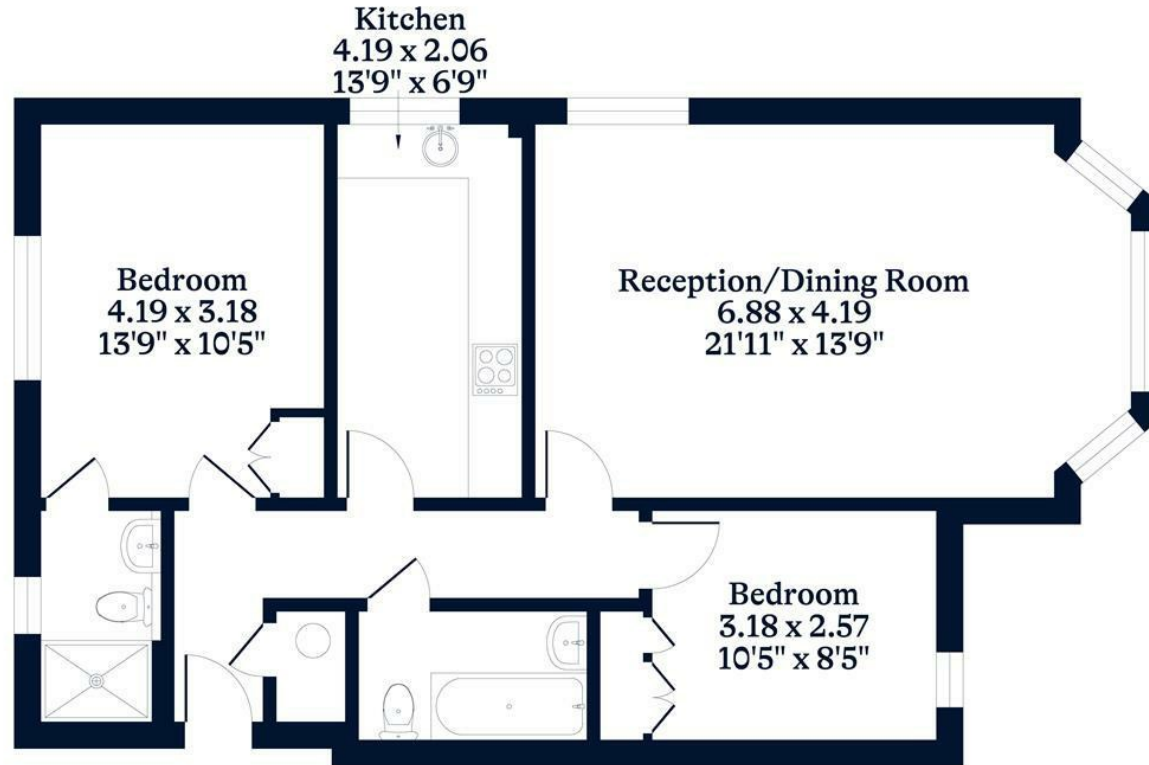




**APPROXIMATE FLOOR AREA**  
House - 76.60 sq m - 825 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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