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# Heatherlands, *Sunninghill*

OSBORNE HEATH



# A large period conversion with a modern kitchen and bathroom, garage, share of freehold and no onward chain.

This top floor apartment has a large double aspect living room with dining space and feature fireplace, modern kitchen with central island, dining area and underfloor heating, two double bedrooms, a study or guest bedroom, modern bathroom with freestanding bath, large shower and underfloor heating, plus an extra WC and a utility room.

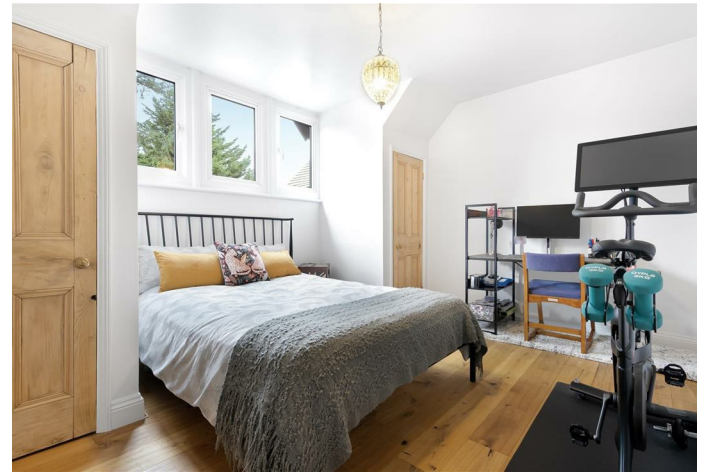
Outside there is allocated parking which is pre-fabricated for EV charging, and a garage.

Heatherlands is on the corner of Heathfield Avenue and Kings Road, close to the popular village of Sunninghill. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. The nearest train stations are Ascot and Sunningdale where services run to London, Guildford and Reading. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band E. Share of Freehold with 163 year underlying lease. £0 Ground Rent. £1,514.93pa Service Charge.





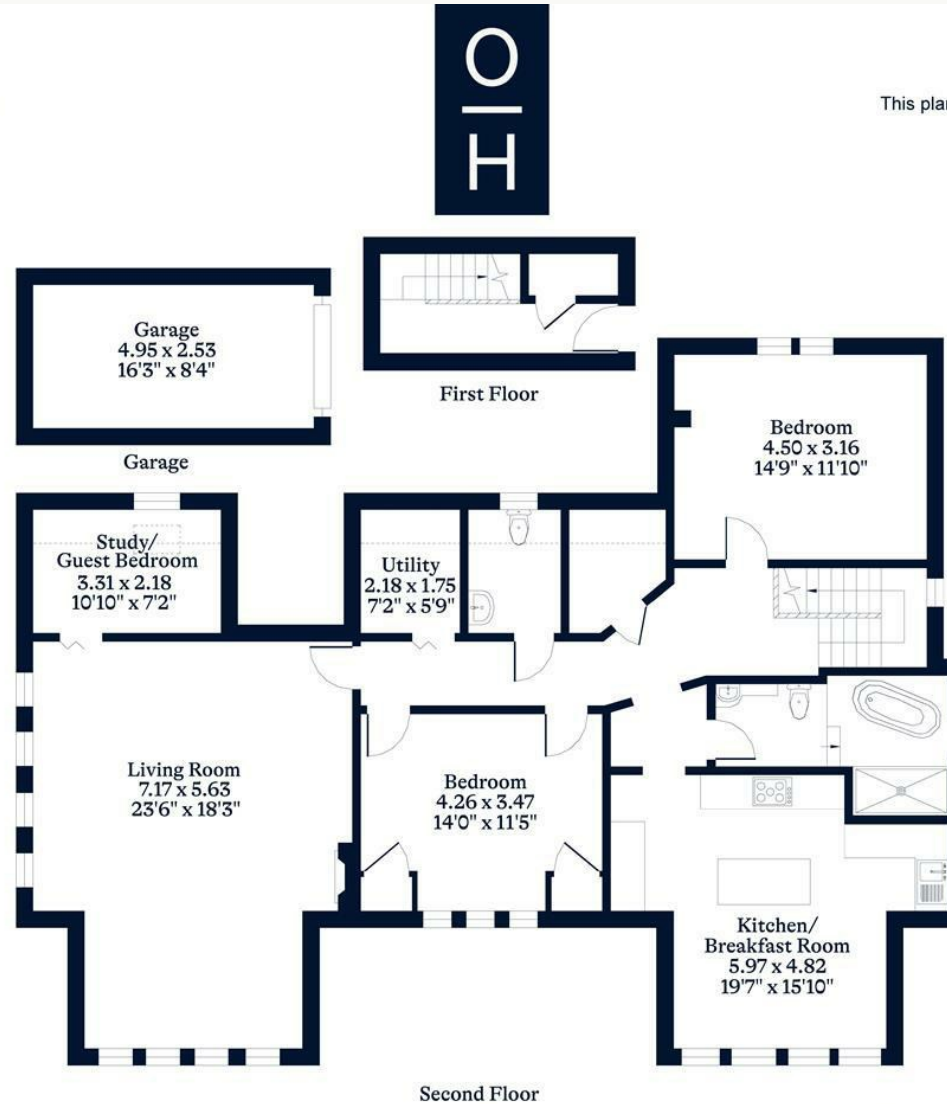


**APPROXIMATE FLOOR AREA**

House - 140.00 sq m - 1503 sq ft  
Garage - 12.52 sq m - 135 sq ft  
Total - 152.52 sq m - 1638 sq ft  
(Gross Internal Area)

**NOT TO SCALE**

This plan is for illustration purposes only



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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