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# Clareways, *Sunningdale*

OSBORNE HEATH

# A three bedroom, two bathroom penthouse in a gated development close to the centre of Sunningdale, with a lift, parking, garage and no onward chain.

Clareways has a secure video entry system and a lift from the ground floor to the front door of this penthouse.

Inside there is a living and dining room, with fireplace, that overlooks the residents grounds, a study which can be used as the third bedroom, separate kitchen, principal bedroom with large en suite, second double bedroom and a shower room. There is also a loft space.

Outside there is gated allocated parking, a garage with electronically operated door and a large south facing residents garden.

Clareways is on Lady Margaret Road, close to the centre of Sunningdale and Sunningdale Golf Club. Other local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Swinley Forest, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G. Leasehold with 976 remaining years. Service Charge £3,500pa. Ground Rent £0pa.

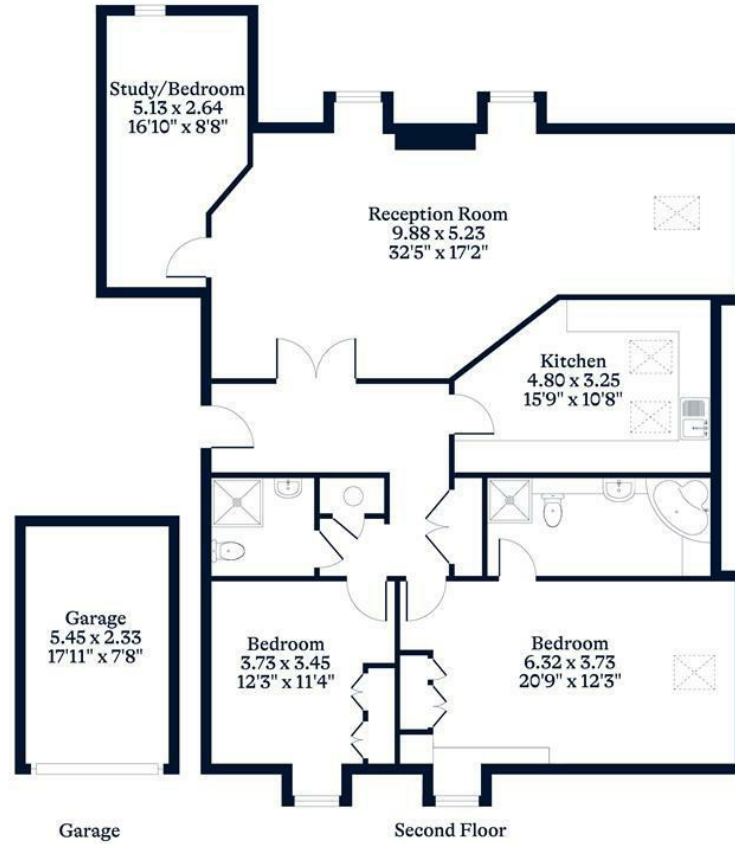




**APPROXIMATE FLOOR AREA**  
House - 128.00 sq m - 1388 sq ft  
Garage - 12.05 sq m - 130 sq ft  
Total - 140.05 sq m - 1518 sq ft  
(Gross Internal Area)



**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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