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Beechgrove, *Sunninghill*

OSBORNE HEATH

A modern two double bedroom, two bathroom apartment with a large terrace and direct access onto the communal grounds.

This two double bedroom apartment was built by Millgate Homes and interior designed by Alexandra James Interiors. The property has two bathrooms, a dressing area, large terrace area with direct access to the communal grounds.

Beechgrove is secured with a gated entrance, and apartment 2 has two underground parking spaces and access to the tennis court and an outdoor pool.

Beechgrove is located a short walk from Sunninghill village. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot where trains run to Guildford, London Waterloo and Reading. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G. Service Charge £10,000pa. Share of Freehold Lease 998.

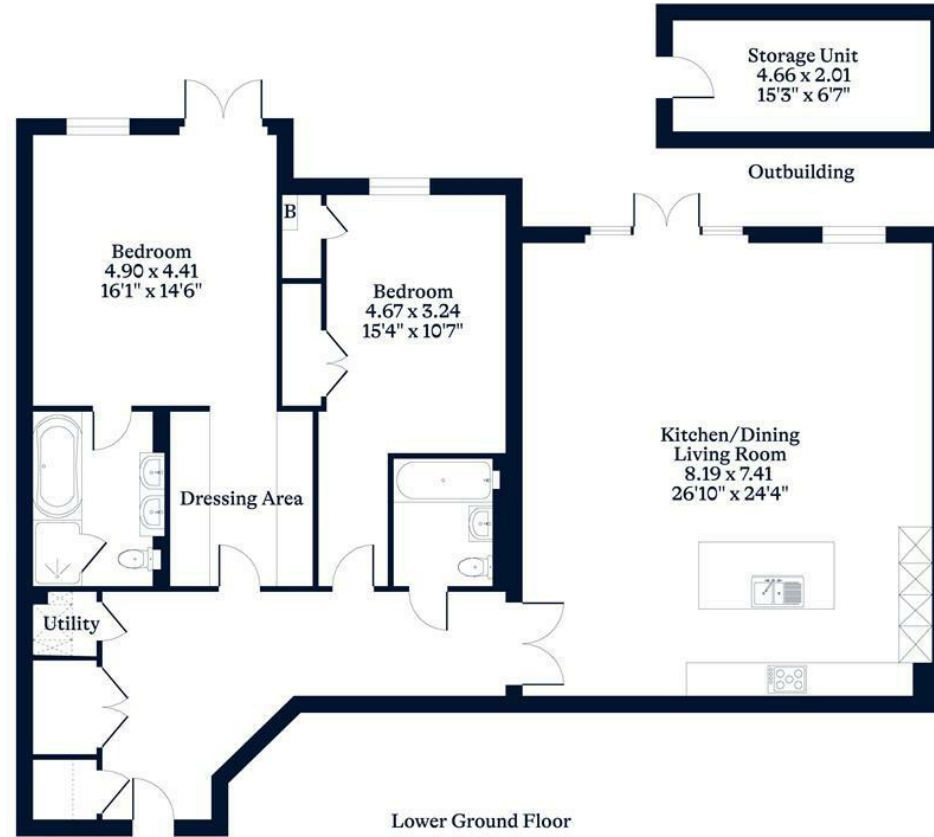




APPROXIMATE FLOOR AREA
Apartment - 154.00 sq m - 1662 sq ft
Outbuilding - 9.36 sq m - 101 sq ft
Total - 163.36 sq m - 1763 sq ft
(Gross Internal Area)



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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