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# Birkdale Court, *Sunninghill*

OSBORNE HEATH

## A two double bedroom apartment set in a gated development with a garage.

This top floor apartment offers two double bedrooms, a living room with dining space which looks over the communal grounds, kitchen with a breakfast bar, and a bathroom.

Outside the apartment is set in a gated development with access to large communal grounds, this apartment also comes with a garage and there is additional parking within the development on a first come, first serve basis.

Birkdale Court is part of a gated development off Cardwell Crescent in the village of Sunninghill. Sunninghill is in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. 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 and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating F. Council Tax band C. Service charge £1,080pa. Ground rent £45pa.





**APPROXIMATE FLOOR AREA**  
70.50 sq m - 759 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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