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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A two bedroom apartment in a gated development with a balcony and allocated parking.

This first floor apartment is tucked away at the back of the building with a secluded balcony.

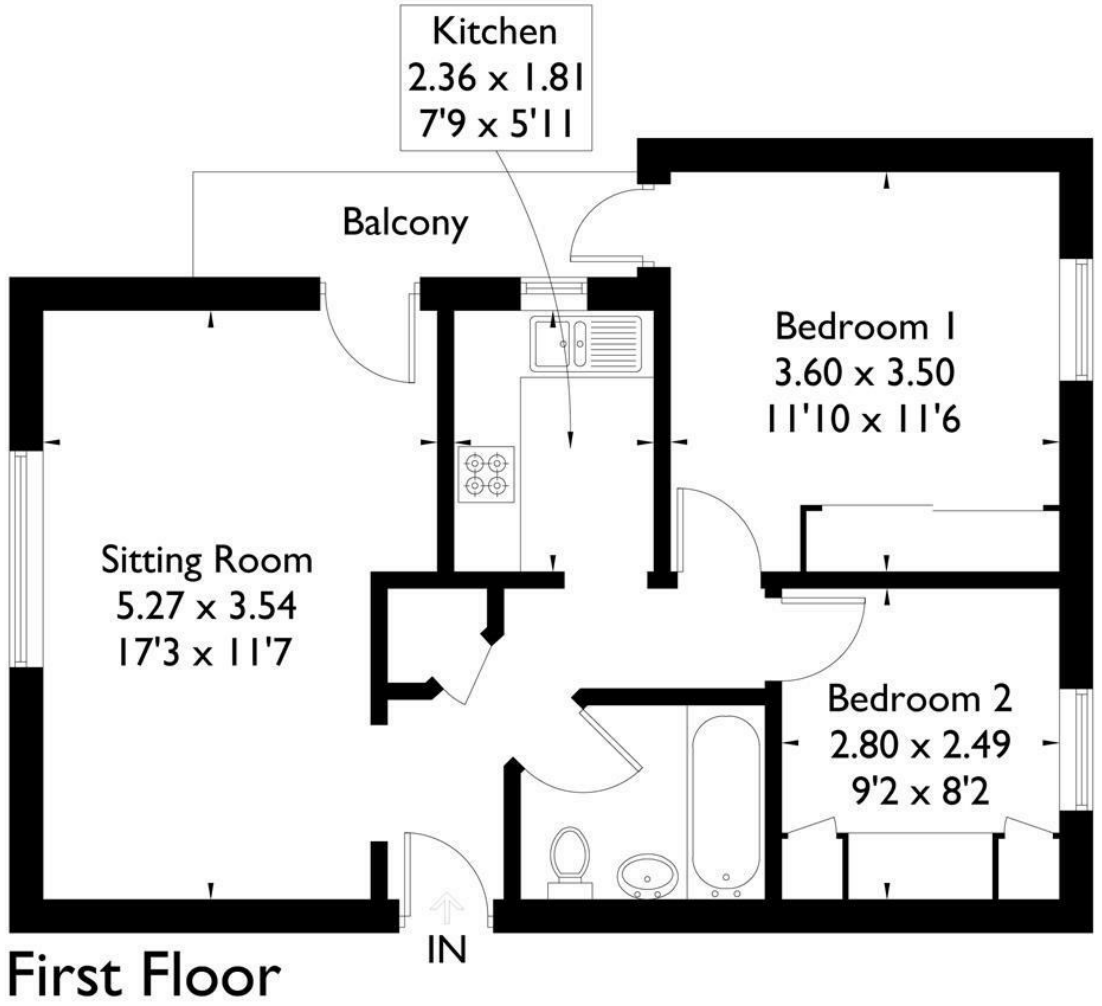
There is a double aspect reception room, separate kitchen, bathroom and two bedrooms with built-in wardrobes. The balcony can be accessed from the reception room and the master bedroom.

Sunning House is within the gated development of Village Mews, off Lower Village Road. Each property has allocated parking and there is further parking for visitors. There are also small communal gardens. Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Counci Band D. Length of Tenancy - 12 months to 36 months. Council Tax Band - D. Deposit £1,500.

Lower Village Road, Ascot, SL5

Approximate Gross Internal Area = 53.2 sq m / 573 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 214140

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