

🛏️ 2 🪑 2 🛁 2



# Knole Wood, *Sunningdale*

OSBORNE HEATH

# A beautifully renovated two double bedroom, two bathroom apartment with a garage in a private gated estate.

This two double bedroom apartment which offers its own private entrance has been fully refurbished with a living and dining room with sliding patio doors out to the south facing balcony which overlooks the communal grounds, separate kitchen, two bathrooms and a guest WC.

Outside there is a gated entrance, garage, ample parking and just under five acres of communal grounds.

Knole Wood is close to the centre of Sunningdale. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle, and Windsor Great Park. Nearby schools include ACS, Charters, Coworth-Flexlands, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's, and Sunningdale. The nearest train station is Sunningdale where trains run to London and Reading. By road Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Lease Length: 939 years remaining. Share of Freehold. Service Charge: £3,000 p.a. Ground rent £0.

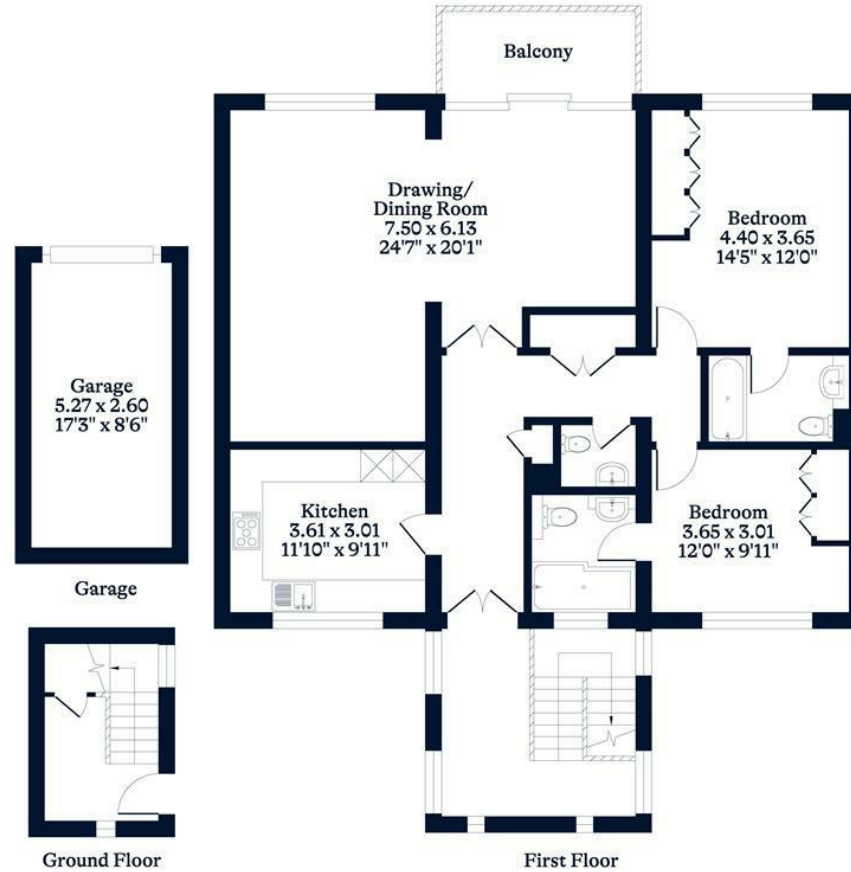




**APPROXIMATE FLOOR AREA**  
Apartment - 128.40 sq m - 1382 sq ft  
Garage - 13.60 sq m - 146 sq ft  
Total - 142.00 sq m - 1528 sq ft  
(Gross Internal Area)



**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.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)