

 2  1  2



# High Street, *Sunninghill*

OSBORNE HEATH



# A modern two bedroom, two bathroom maisonette with two allocated parking spaces within the heart of Sunninghill village.

This first floor maisonette has its own porch and front door, open-plan kitchen with living and dining areas, principal bedroom with an en-suite. further double bedroom and a bathroom.

Outside there is a private porch area with storage and two allocated parking spaces.

High Street is in the heart of 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 D. Council Tax band C. Service Charge £1,405. Ground Rent Peppercorn. Lease 148 years remaining.

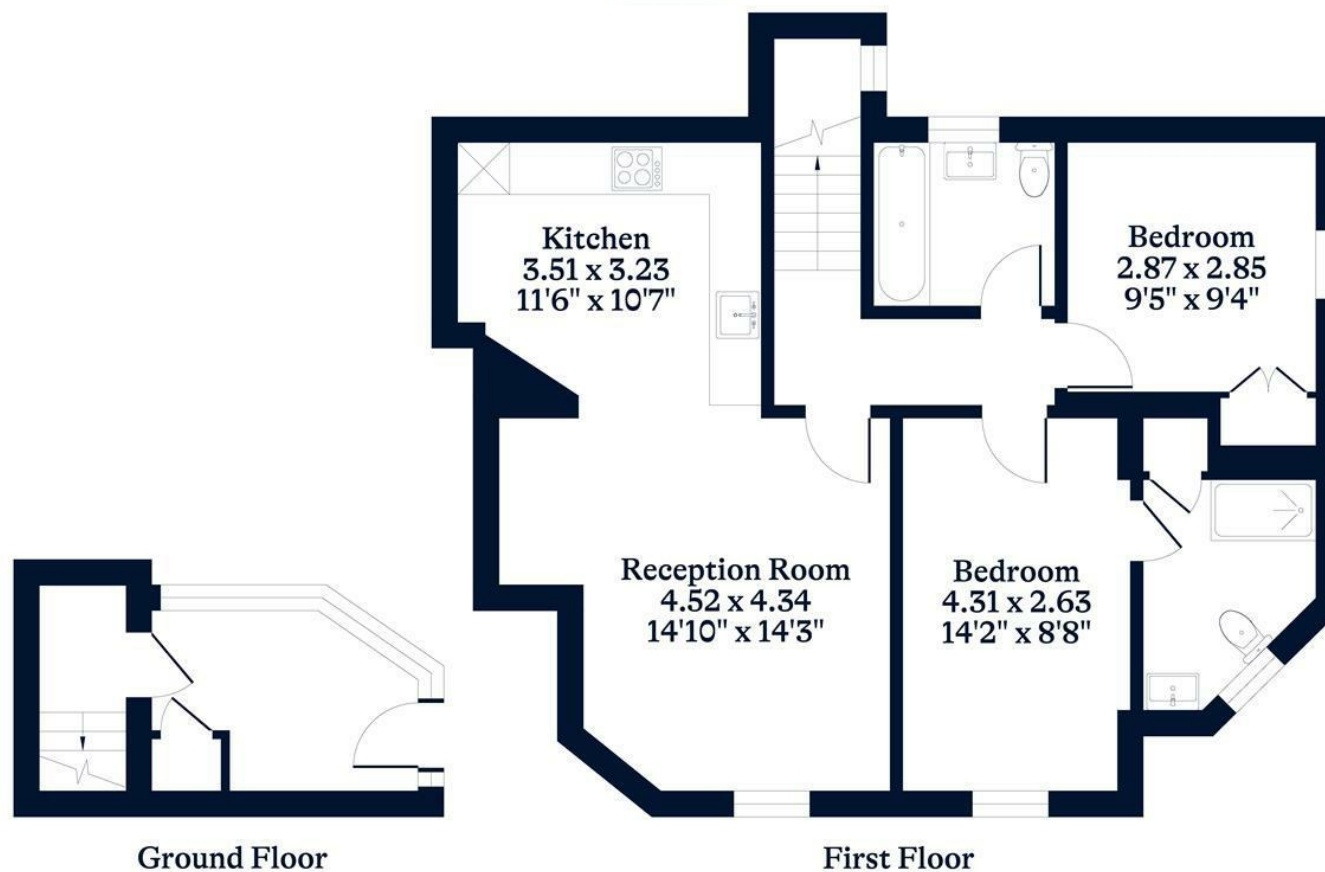






**APPROXIMATE FLOOR AREA**  
Apartment - 78.10 sq m - 840 sq ft  
(Gross Internal Area)

**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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