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Sunning House, *Sunninghill*

OSBORNE HEATH

A two double bedroom ground floor apartment in a gated development, with allocated parking and a private terrace.

This ground floor apartment is tucked away at the back of the building with a secluded terrace. There is reception room, separate kitchen, modern bathroom and two bedrooms with built-in wardrobes.

Outside the apartment has a private terrace that can be accessed from the principal bedroom and the reception room. The property also has allocated parking.

Sunning House is within the gated development of Village Mews, off Lower Village Road which 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, The Lexicon, Wentworth Golf Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D. Lease 150 years remaining. Service Charge £1,500 pa. Ground Rent £250 pa.

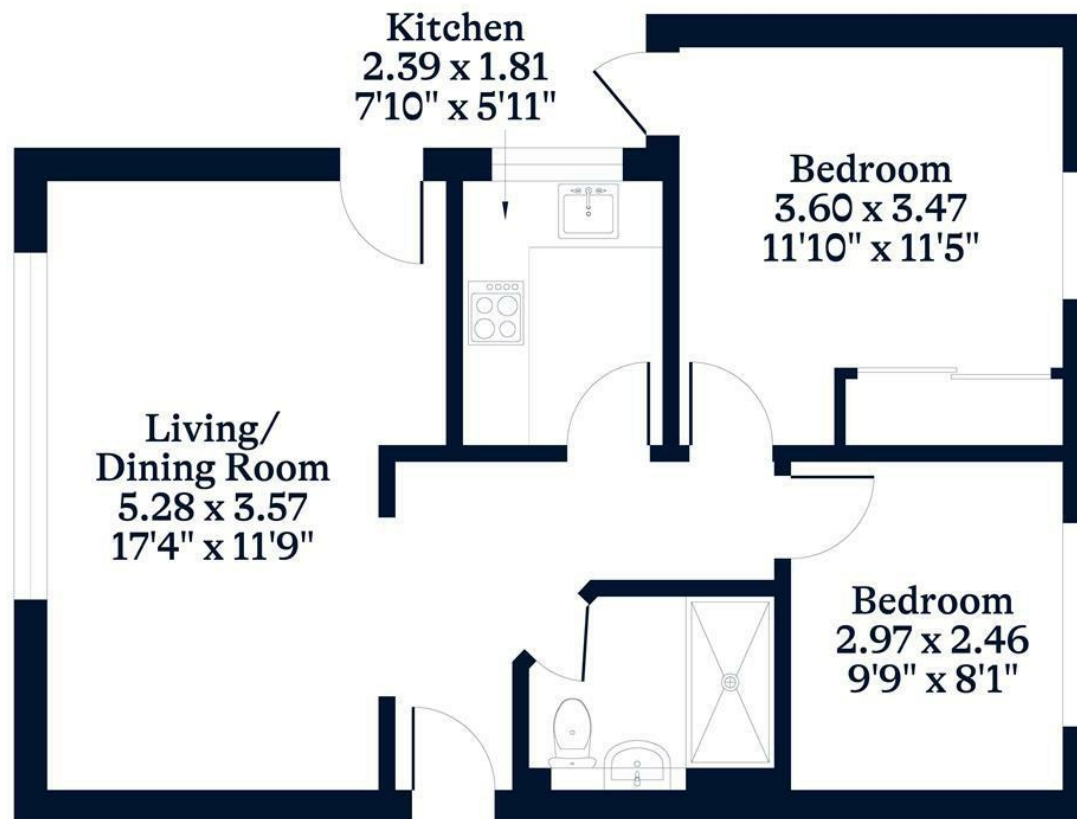




APPROXIMATE FLOOR AREA
Apartment - 54.83 sq m - 590 sq ft
(Gross Internal Area)



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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