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Spring House, *Sunninghill*

OSBORNE HEATH

A brand new, high specification apartment in the centre of Sunninghill village, with gated parking and EV charging.

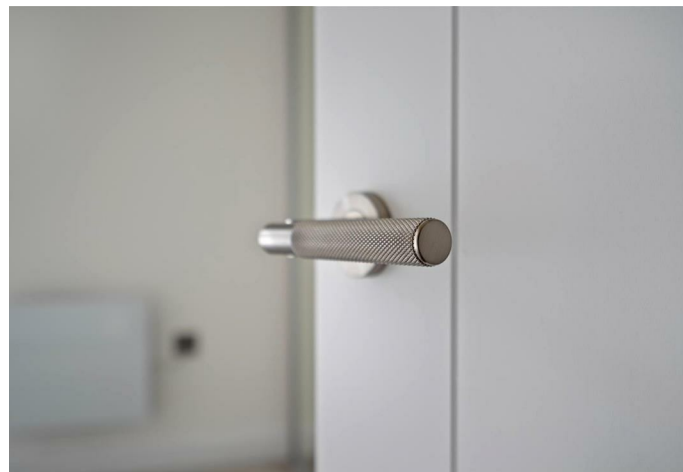
Spring House is a new development of nine apartments in the centre of Sunninghill village. The development is gated, with one gate for pedestrian access, and another for vehicular access. There is also allocated parking and EV charging for each apartment and a secure video entry system.

The apartments come complete with quartz worktop kitchens, Bosch appliances to include a fridge freezer, dishwasher, washer dryer, oven, induction hob and a wine cooler (plots 1, 3, 8 and 9 only). The properties have CAT 6 wiring, fibre to premises and are pre-wired for digital and Sky TV.

Plot 8 is on the top floor and has a double bedroom with built-in wardrobes, open-plan kitchen and living space, and a bathroom.

Spring House is on Sunninghill high street. The village has a number of local high street businesses, great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band TBC. Service Charge £1,957 pa. Ground Rent TBC. New 125 year Lease.





APPROXIMATE FLOOR AREA
Apartment - 61.99 sq m - 667 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Second Floor

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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