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# Village Court, *Sunninghill*

OSBORNE HEATH

## A two bedroom ground floor maisonette in Sunninghill village, with allocated parking and no onward chain.

This ground floor apartment has a double aspect living room, separate kitchen, modern shower room and two bedrooms.

The development has residents parking, visitor parking and a communal garden.

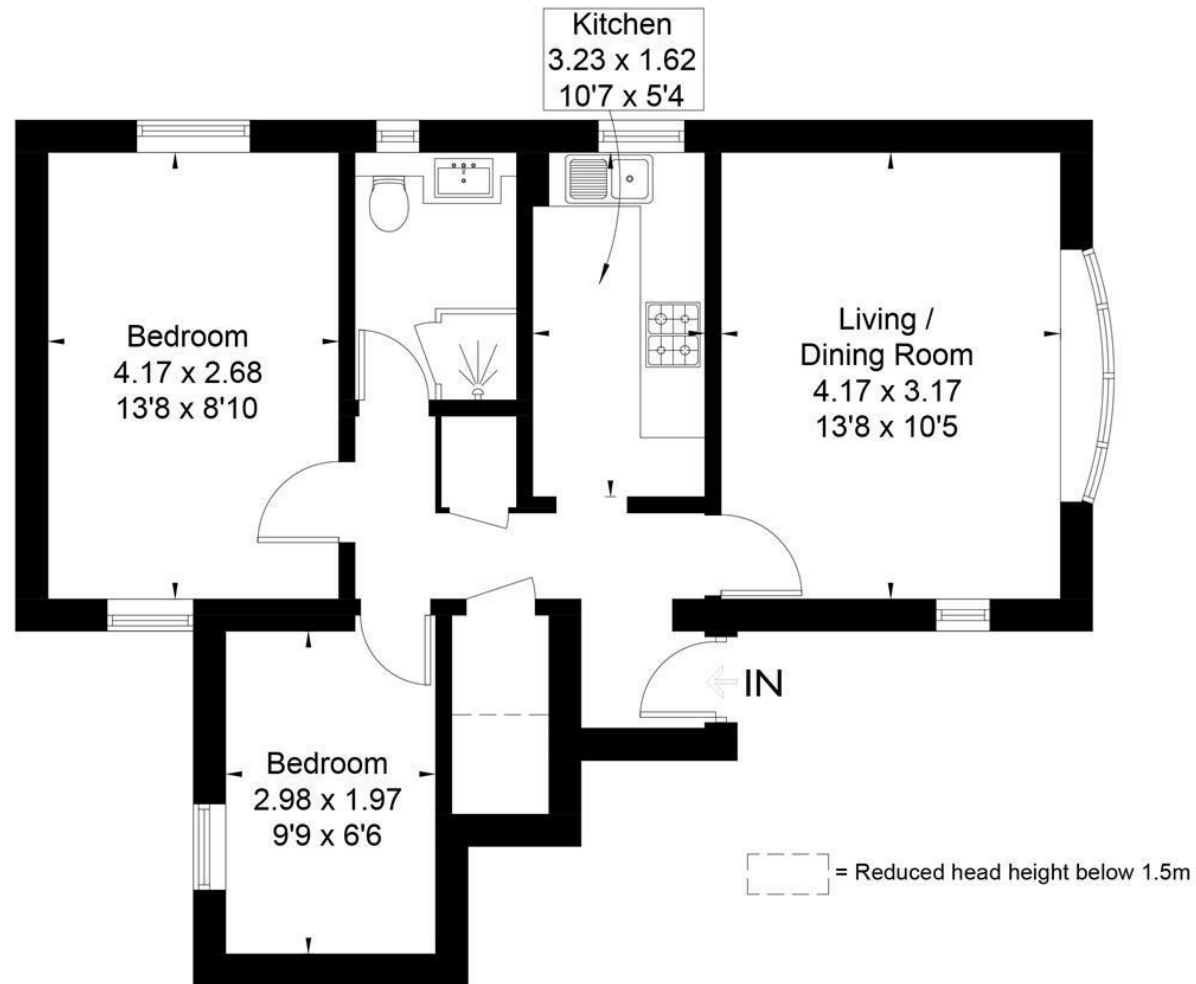
Village Court is on Upper Village Road in the centre of Sunninghill village. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band C. Service Charge £900 pa. Ground Rent £75 pa. Share of Freehold with 187 year underlying lease.





Approximate Area = 50.7 sq m / 546 sq ft  
Including Limited Use Area (2.1 sq m / 23 sq ft)



## Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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