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Villiers House, *Sunningdale*

OSBORNE HEATH

A modern three double bedroom, three bathroom apartment in a gated development with underground parking and no onward chain.

Villiers House is a purpose-built gated development created by Banner Homes in 2011. The apartments are accessed via a communal entrance hall with stair and lift access to all floors.

This first floor apartment has a bright and spacious drawing room with French doors opening out to a private balcony with views over communal grounds. The fully integrated kitchen is fitted with a range of modern appliances and has a generous dining area with access also to the private balcony.

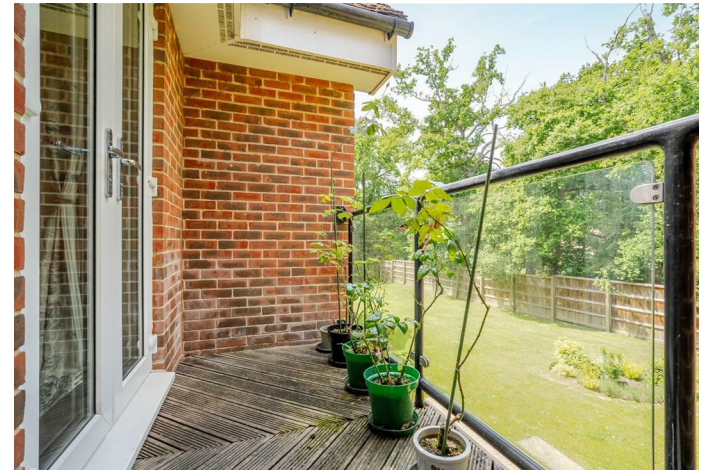
There is a principal bedroom suite with a Juliet balcony, built-in wardrobes and en suite shower room with twin basins. The second bedroom also has an en suite shower room and fitted wardrobes, with the third bedroom served by the family bathroom.

Outside, Villiers House is approached via electric gates leading to secure underground parking, where there are two allocated parking spaces and a private storage room with mains power. The communal grounds are mainly laid to lawn interspersed with mature flower and shrub borders.

Villiers House is a purpose-built gated development created by Banner Homes in 2011 close to the centre of Sunningdale and Sunningdale Golf Club. Other local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band E. Leasehold 111 years remaining. Service Charge £3,500pa. Ground Rent £564.70pa.





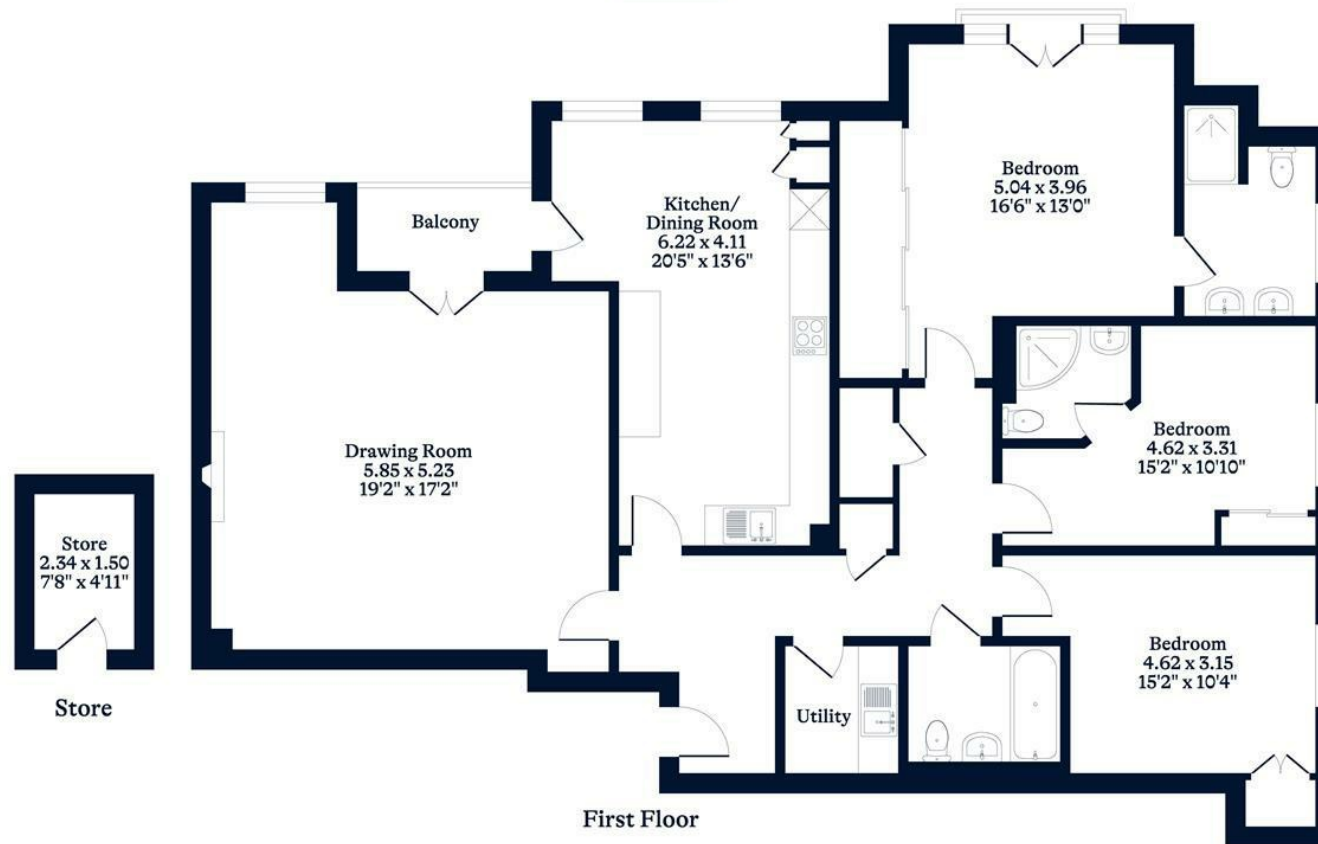
APPROXIMATE FLOOR AREA

Apartment - 139.10 sq m - 1497 sq ft
Store - 3.51 sq m - 38 sq ft
Total- 142.61 sq m - 1535 sq ft
(Gross Internal Area)

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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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