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Sunninghill Road, *Sunninghill*

OSBORNE HEATH

A two double bedroom, two bathroom ground floor apartment with direct access to the communal grounds and allocated parking.

This ground floor apartment has a living room, kitchen with dining space, principal bedroom with built-in wardrobes and en suite shower room, second double bedroom with built-in wardrobes, bathroom, airing cupboard and storage.

This apartment has the added luxury of a patio and direct access to the lawned communal grounds.

Jays Court has a secure entry system, and this apartment comes with allocated parking.

Jays Court is off Sunninghill Road 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, Guards Polo Club, Wentworth Golf Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax Band E. Peppercorn Ground Rent. Service Charge £2,249.24 PA. Lease 109 years remaining.

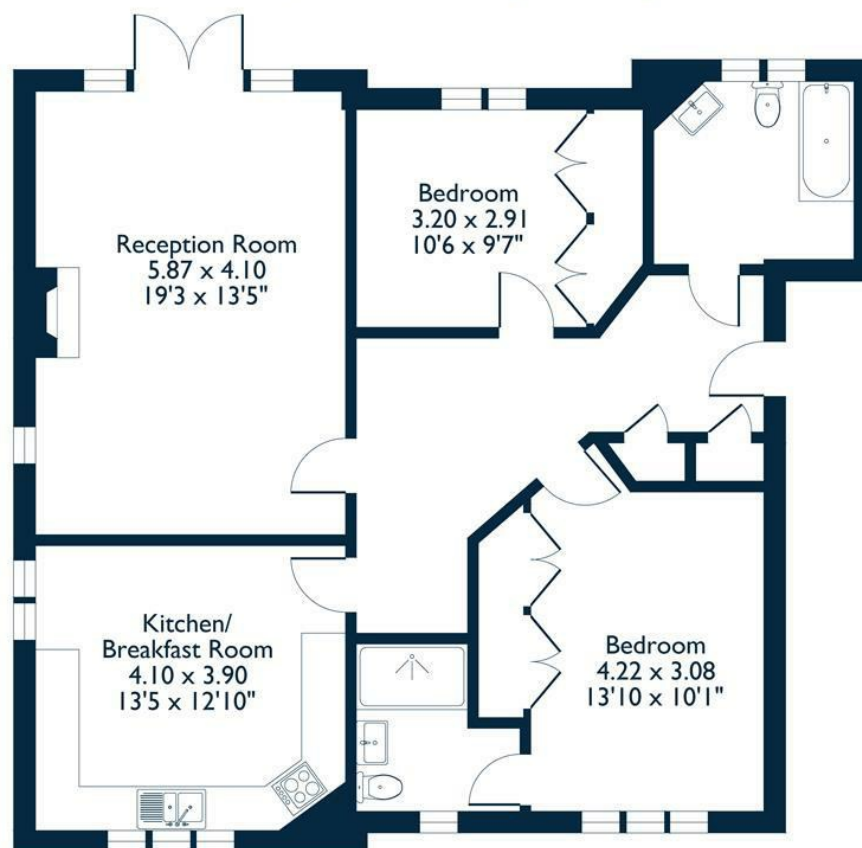




NOT TO SCALE

Approximate Floor Area
House 101.65 sq m - 1094 sq ft
(Gross Internal Area)

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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