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Woodleigh Mansions, *Sunninghill*

OSBORNE HEATH

A large two double bedroom, two bathroom ground floor apartment in a gated development with a garage and share of freehold.

This ground floor apartment has a large double aspect living room leading out to a patio, kitchen with dining space, two double bedrooms with built-in wardrobes, an en-suite to the master bedroom, bathroom and storage.

Outside there is a patio, communal garden, garage, allocated parking and visitor parking.

Woodleigh Mansions is a gated development with a secure entry system. Woodleigh Mansions is on Larch Avenue, close to the village of Sunninghill and convenient for the shops and restaurants in Sunninghill, Ascot and Sunningdale. Local places of interest include Ascot Racecourse, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train stations are Ascot and Sunningdale where services run to London Waterloo, Reading and Guildford. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport. EPC rating C.

EPC rating C. Council Tax band G. Share of Freehold with 970 year underlying lease. £0 Ground Rent. £5,700pa Service Charge.

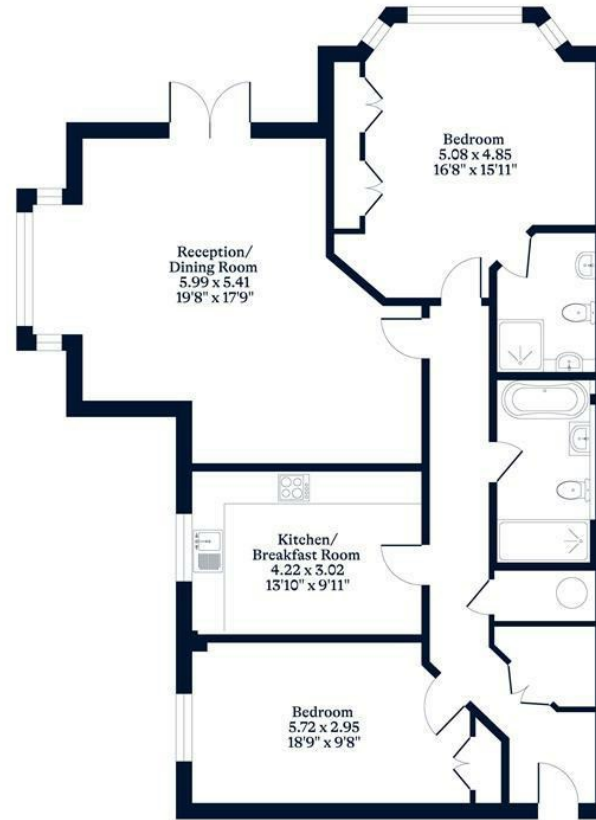




APPROXIMATE FLOOR AREA
112.50 sq m - 1211 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor

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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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