



Larch Avenue, Sunningdale

£640,000



Woodleigh Mansions, Larch Avenue, Sunningdale

A two double bedroom spacious ground floor apartment set within a small exclusive gated development in Sunningdale with the benefits of its own patio along with parking and a garage.

FEATURES

- No onward chain
- Luxury apartment
- Gated development
- Just over 1 mile to Sunningdale train station
- Charters school catchment

ACCOMMODATION

- Entrance hall with storage cupboard
- Kitchen/breakfast room
- Sitting/dining room with high ceiling
- Master bedroom with en-suite and built in wardrobes
- Second double bedroom with built in wardrobes
- Luxury bathroom with separate bath and shower

OUTSIDE

- Allocated parking
- Garage
- Private patio
- Communal gardens

SHARE OF FREEHOLD

- Approximately 979 years remaining
- Service charge: Approx. £325 per month
- Temporary lift fund £150 per month (seller happy to discuss this)

EPC RATING

C

LOCAL AUTHORITY/COUNCIL TAX

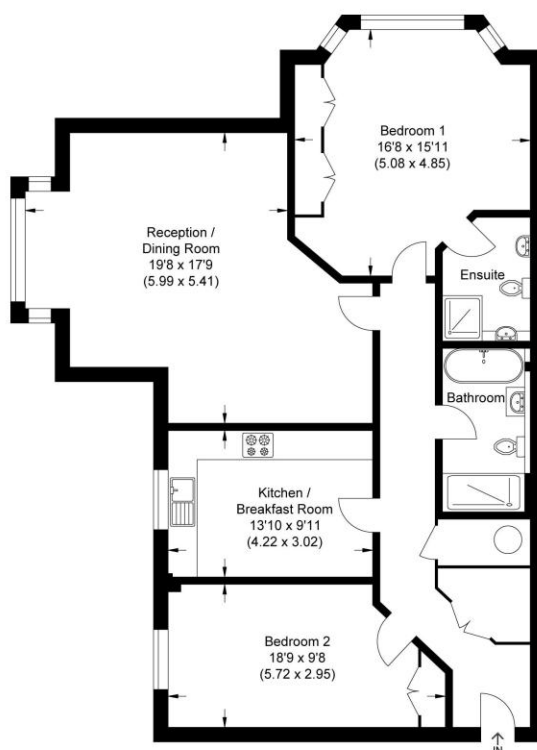
Windsor and Maidenhead – Band G







Approximate Gross Internal Area
112.50 sq m / 1210.94 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **SL5 0AW**



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