



Priory Road, Sunningdale

£1,595,000



Belvedere Grange, Priory Road, Sunningdale

Beautifully presented, bright, spacious and luxuriously appointed first floor apartment with high ceilings forming part of this exclusive development of only 6 dwellings adjoining and overlooking the famous Sunningdale golf course and within a short walk of the village's mainline station and Waitrose complex.

ACCOMMODATION

- Communal hallway with stairs and lift
- Spacious private entrance hall
- Fully fitted open plan kitchen/breakfast room with balcony
- Open plan drawing and dining room with balcony
- Separate large study
- Master bedroom with wardrobes, en-suite bathroom and balcony
- Guest bedroom suite
- Third bedroom
- Cloakroom
- Large attic space

OUTSIDE

- Comprehensively fitted double garage with eaves storage, power, lights and security cameras
- Large sweeping resin bonded driveway with electrically operated gates
- Mature well maintained 1.5 acre grounds
- 2 gates onto Sunningdale Golf Course

EPC RATING - C

LOCAL AUTHORITY/COUNCIL TAX

Windsor & Maidenhead - Band H

SHARE OF FREEHOLD

Balance of 150 years from 1995 on the lease with each apartment having one share in Belvedere Grange Limited the Freeholders

SERVICE CHARGE

£8,754.84 for period 1st July 2024 – 30th June 2025
Ground Rent of £1 per annum





Approximate Gross Internal Area = 165.58 sq m / 1782.28 sq ft
 Garage = 31.64 sq m / 340.57 sq ft
 Total = 197.22 sq m / 2122.85 sq ft



(Not Shown In Actual Location / Orientation)
 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 9RH**



The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF
 enquiries@newtonrowe.co.uk | 01276 986900