



**Tudor Court, London Road, Windlesham, GU20 6PJ**  
**£329,900**

Built in 2007, this beautifully presented first-floor apartment forms part of a prestigious modern development, ideally situated just off the A30 London Road. The property offers convenient access to Sunningdale and Bagshot train stations, as well as excellent local schools, shops, and restaurants. The spacious accommodation comprises a bright and airy lounge featuring a Juliet balcony overlooking the communal gardens, a modern fitted kitchen complete with built-in hob and oven plus integrated appliances, and a contemporary family bathroom. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room and a walk-in wardrobe. Further advantages include double glazed windows, secure video entry system, well maintained communal gardens, gated development with allocated secure parking. This property represents an excellent opportunity for first-time buyers or investors alike and can be offered for sale with tenants in situ.

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### Communal Entrance

Video entry system, stairs to first floor, front door to...

### Entrance Hallway



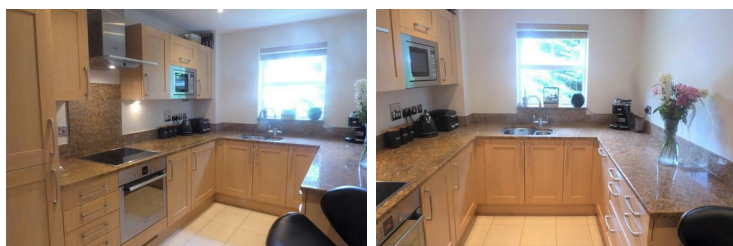
Laminate flooring, spotlights, coving, storage cupboard housing tank with shelving and lighting, further cloak cupboard with lighting, heating and water control and electric meter, entry phone with video screen, doors to all rooms.

### L'Shaped Lounge/Diner



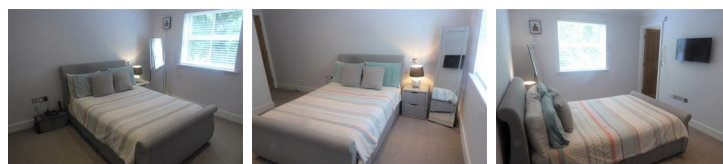
Rear aspect UPVC double glazed double opening doors with "Juliet" balcony overlooking gardens, laminate flooring, underfloor heating, electric heater, spotlights, coving, tv aerial point.

### Modern Fitted Kitchen



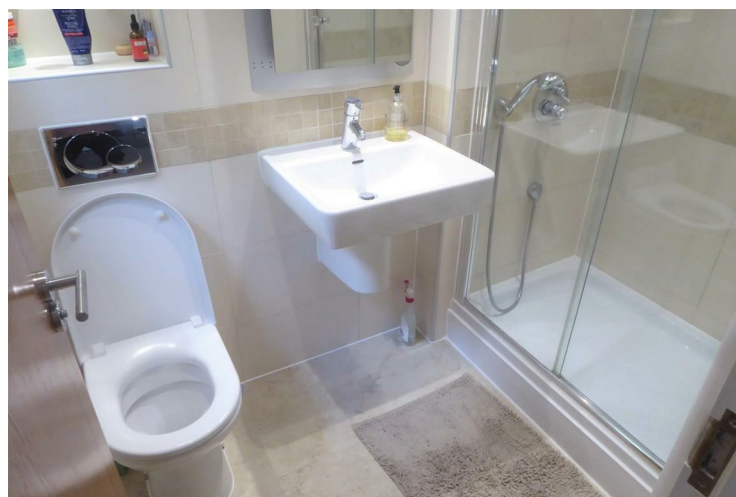
1 1/2 bowl sink unit with mixer tap, "Granite" drainer and cupboard below, further range of wall and floor mounted units with under unit lighting, built-in "Bosch" hob with matching oven below and cooker hood, integrated washer/dryer, fridge/freezer. integrated microwave, "Granite" worktops and splashback, spotlights, power point, side aspect UPVC double glazed window, tiled flooring, underfloor heating.

### Master Bedroom



Front aspect UPVC double glazed window, underfloor heating, carpet, power points, walk-in wardrobe with hanging space and shelving, spotlights.

### En-Suite



Tiled enclosed double shower cubicle with wall mounted shower unit, wash hand basin with mixer tap, low level w.c, tiled flooring, underfloor heating, spotlights, electric heated towel rail, double glazed frosted window.

### Bedroom Two



Front aspect UPVC double glazed window, underfloor heating, built-in wardrobe with mirror fronted sliding door, underfloor heating, power point.

### Family Bathroom



Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level w.c, part tiled walls, tiled flooring, heated towel rail, spotlights, underfloor heating.

### Outside

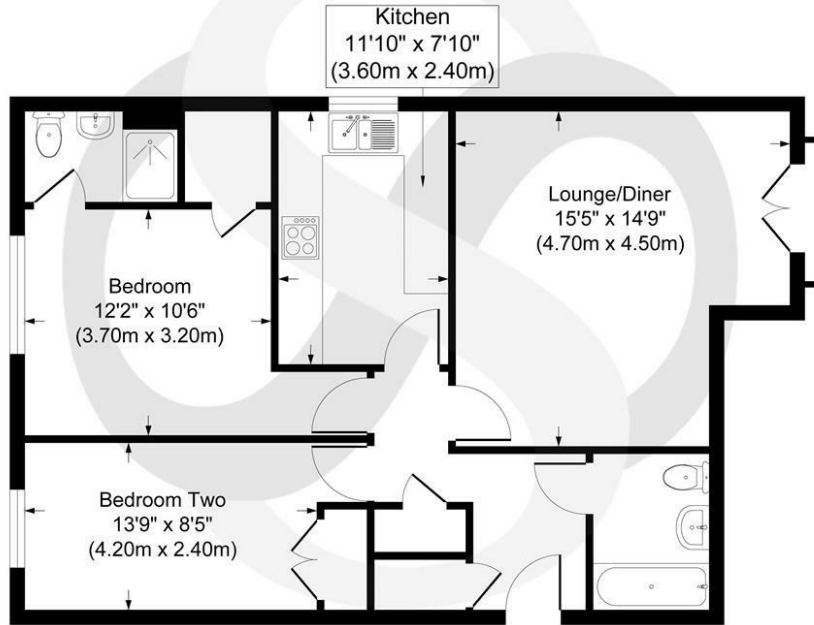


### Front

Visitor parking to the front with laid to lawn area and mature shrub borders, bike storage shed. Gated double gates to allocated parking space and further visitors bays, well maintained communal gardens with mature shrubs and trees.

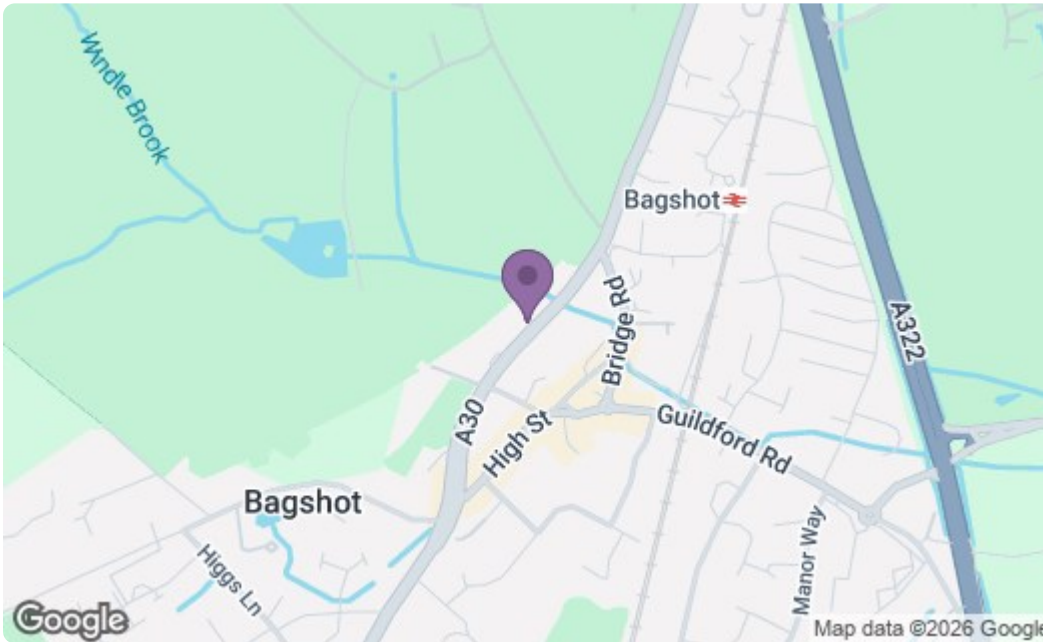


## Tudor Court, London Road, GU20 6PJ



**Approx. Gross Internal Floor Area 724 sq. ft / 68.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
Produced by www.truinteriorphoto.com



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>72</b>	<b>74</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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