



FLAT 4 • SPRING HOUSE

SUNNINGHILL

BUCKINGHAMSHAMS



Flat 4 • Spring House

5-7 High Street • Sunninghill • Berks • SL5 9NQ

£289,000 Leasehold

A superbly presented first floor apartment enjoying a very high internal specification & with secure parking, situated in the heart of Sunninghill village and available for sale with no onward chain.

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|---|-----------------------------------|
| • SUPERB ONE BEDROOM APARTMENT | • OPEN PLAN LIVING SPACE |
| • HIGH QUALITY FITTED KITCHEN | • 999 YEAR LEASE FROM 01/01/2025 |
| • SPACIOUS DOUBLE BEDROOM, BATHROOM | • IN THE HEART OF THE VILLAGE |
| • SECURE GATED PARKING, ONE ALLOCATED SPACE | • 2026 SERVICE CHARGE £800 APPROX |

COMMUNAL GROUND FLOOR RECEPTION HALL WITH STAIRS TO FIRST FLOOR • ENTRANCE HALL • LIVING/DINING ROOM OPEN TO SUPERB FITTED KITCHEN • DOUBLE BEDROOM • BATHROOM • GATED CAR PARK TO REAR WITH ONE ALLOCATED PARKING SPACE

Description

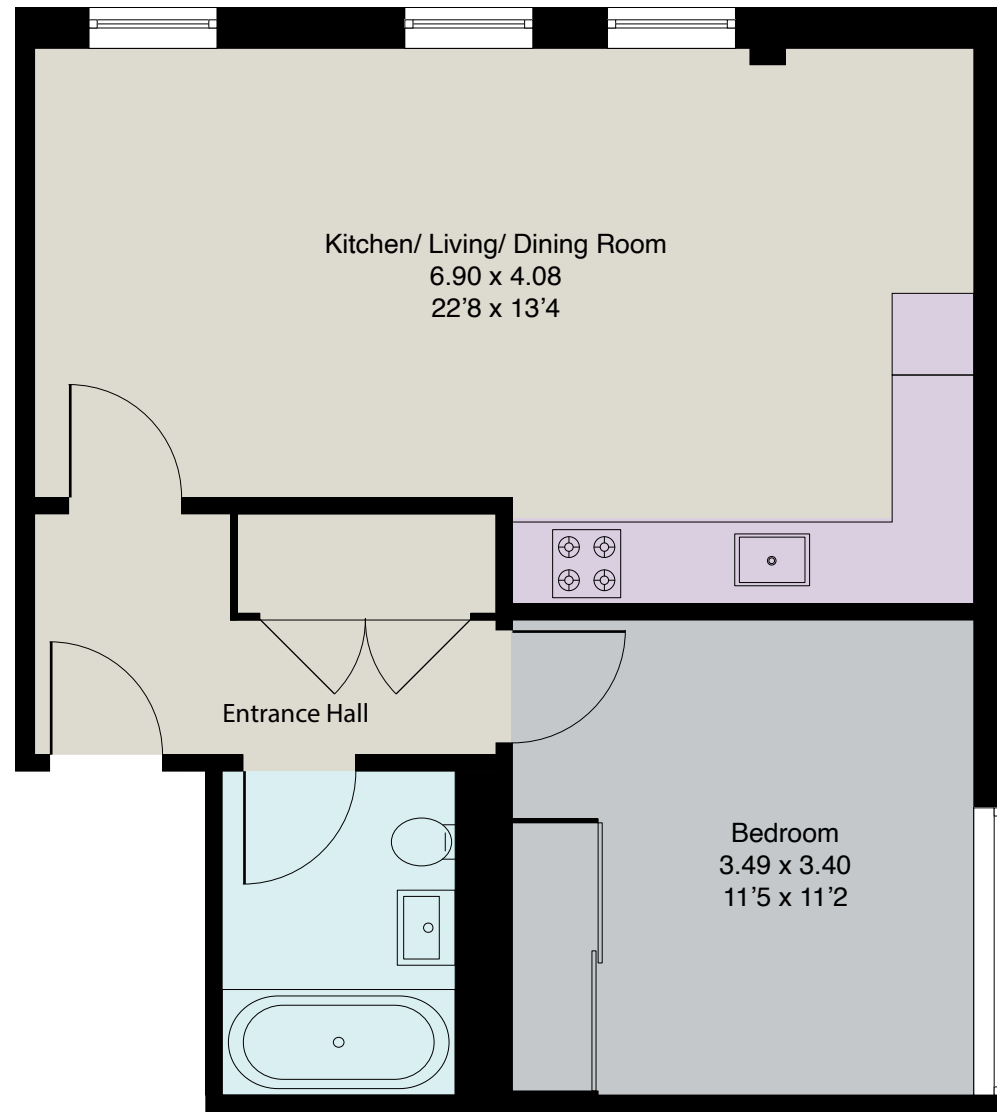
This apartment was created in 2024, being converted as part of a three storey building in the heart of Sunninghill High Street; the internal finishings are of an extremely good standard, with an excellent fitted kitchen and bathroom and this apartment is to the rear of the building away from any street noise.

Sunninghill High Street enjoys a variety of shops for day to day living and a range of restaurants, plus there are three good quality bar/restaurants in the village; for commuters Ascot Rail Station is approximately a one mile walk and Sunningdale village centre with rail station & Waitrose supermarket within 2 miles.

Directions

From Ascot Rail Station turn right onto Station Hill, proceed under the railway bridge onto Brockenhurst Road, pass the South Ascot shopping parade and the recreation field on the right & after approximately a mile, at the roundabout with the Berystede Hotel to the right, take the first exit to proceed into Sunninghill village. Cross the bridge to proceed onto the High Street and the building will be found on the left hand side, opposite the right turn into Queens Road (where there is a car park on the right hand side).

Approximate Gross Internal Floor Area :
Total 49.53 sq m / 533.14 sq ft



First Floor

EPC: B82.
Council Tax Band C
Mains Electricity & Water

Important Notice

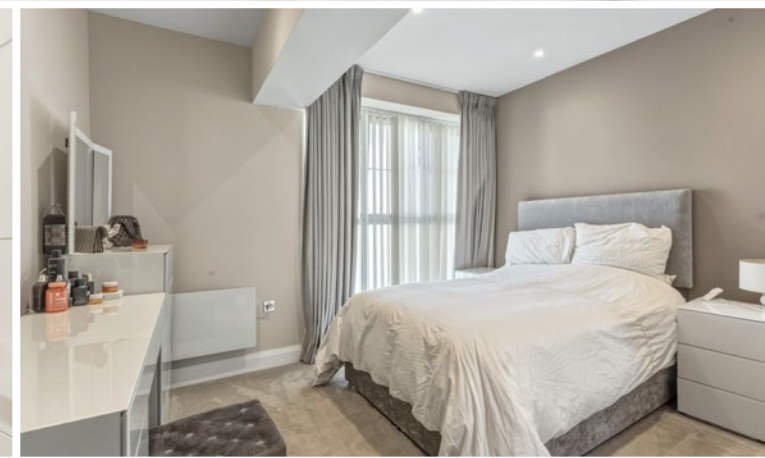
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 4SHB010710263 HPI ©2026 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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