NEWTON ROWE
SALES & LETTINGS



Chobham Road, Sunningdale

£400,000

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Broomhall Buildings, Chobham Road, Sunningdale

Located in the bustling centre of Sunningdale, this spacious three bedroom split level maisonette is conveniently positioned over a lovely bike store with views over quaint village shops. Close by are excellent schools, golf courses, Chobham Common, Virginia Water Lake and Ascot Racecourse.

FEATURES

No onward chain – ready for occupation
Central location within walking distance of Waitrose, Costa, cafes and Sunningdale train station
* No service charges (see below)
Over 1,000 sq. ft and in immaculate condition
Built in wardrobes to all three bedrooms
Private front door entrance
Excellent local schools including Charters



ACCOMMODATION

Entrance hall with large walk in cupboard
Bright and light living/dining room
Stylish shaker style kitchen
Two double bedrooms with third large single room/study
Bathroom with separate bath and shower

OUTSIDE

South east facing small, pretty and quiet patio area



LEASE INFORMATION

Lease remaining 95 years
Ground rent £200 per annum
Buildings insurance cost approx. £300 per annum
* External maisonette maintenance split 50/50 with the freeholder

EPC RATING

C

LOCAL AUTHORITY/COUNCIL TAX

Windsor and Maidenhead – Band D


Hotpoint
LAMONA



Approximate Gross Internal Area
94.23 sq m / 1014.28 sq ft



Ground Floor First 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 0DU**







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