



CHATTERTON | REES



12 Steuarts Library, Sunningdale, SL5 0AR  
£2,600 Per month



# STEUART HOUSE

STEUART HOUSE  
10 SCHOLARS ROW



# 12 Steuarts Library

- New Build
- Two Bathrooms
- Underfloor Heating
- Allocated Parking
- Set In 79 Acres Of Parkland
- Two Double Bedrooms
- Utility
- Balcony
- Close To Sunningdale

A stunning newly built two bedroom, two bathroom apartment located in the sought-after Sunningdale Park development. This high-spec home features modern open-plan living, a west-facing private balcony, and two allocated parking spaces — all set within 79 acres of peaceful countryside.

This brand-new two-bedroom apartment offers modern open-plan living with a stylish shaker-style kitchen and Siemens integrated appliances. The living and dining area features herringbone flooring with underfloor heating and opens onto a private west-facing balcony. There are two double bedrooms with fitted wardrobes. The main bedroom includes an en-suite, with a second bathroom across the hall and a separate utility room for added convenience.

Outside, the property includes two allocated parking spaces and access to 79 acres of parkland, perfect for walking and outdoor enjoyment.

Perfectly positioned just 30 miles from Central London and only 30 minutes from Heathrow Airport, Sunningdale Park offers superb access to road, rail, bus, and air travel. Sunningdale Station is just 1.3 miles away, providing direct train services to London Waterloo in approximately 55 minutes.

There are also regular bus services nearby on London Road, with routes to Bracknell, Windsor, and London. Ascot and Martins Heron stations provide further rail links to both London and Reading.

The area is known for its prestigious events and leisure options. Residents can enjoy world-famous attractions like Ascot Racecourse, the Royal Berkshire Polo Club, Sunningdale Golf Club, and the Royal Ascot Tennis Club. For a relaxing day out, you can have afternoon tea at Coworth Park, visit Windsor Castle, or shop in Windsor's town centre. Local favourites like Fego's café in Ascot are perfect for brunch. There are also plenty of outdoor spaces to enjoy, including walks around Ascot Racecourse and Swinley Forest.

EPC B- . Security Deposit £3,000. Holding Deposit £600.



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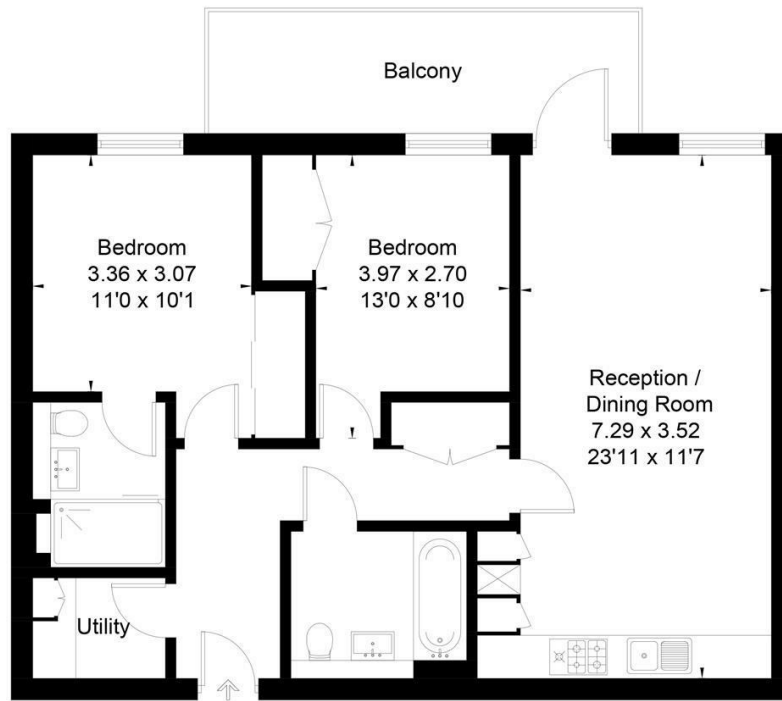






## Floor Plans

Approximate Floor Area = 75.4 sq m / 811 sq ft

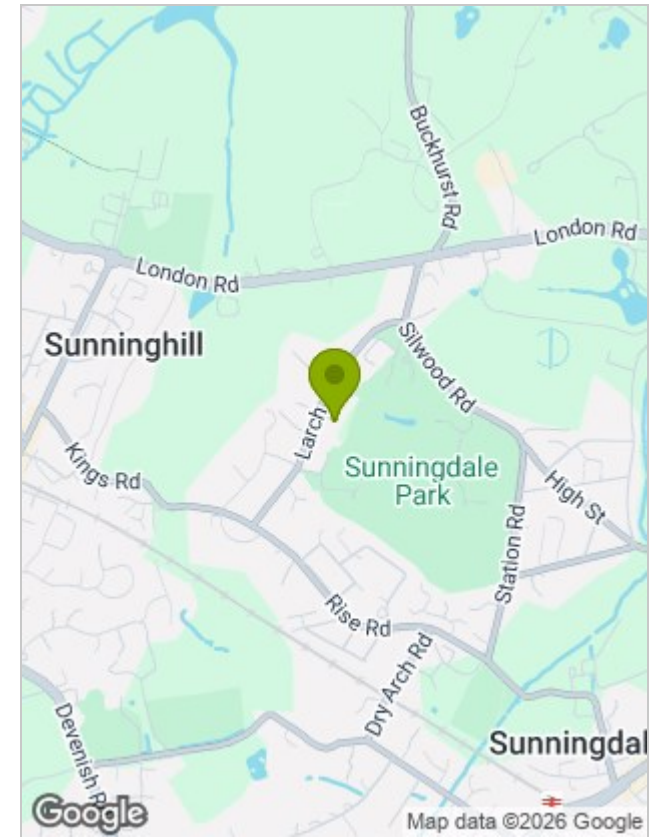


Second Floor

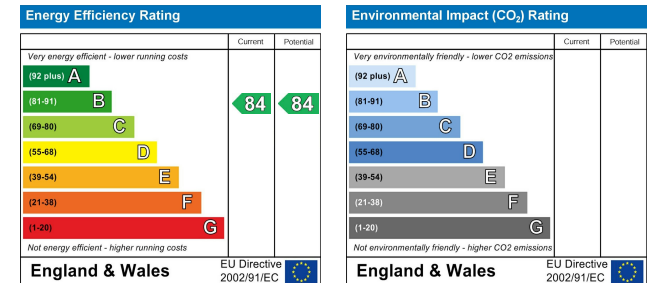


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90838

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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