



Asking Price £189,950 Leasehold

1 Bedroom, Apartment - Retirement

46, Clarefield Court North End Lane, Sunningdale, Ascot, Berkshire, SL5 0EA

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Churchill
Sales & Lettings
Retirement Property Specialists

Clarefield Court

Clarefield Court is a wonderful development of 46 apartments for the over 55's, situated within beautiful grounds in the popular location of Sunningdale. Well located close to the A30 and Sunningdale station, Clarefield Court is within close proximity of a range of amenities, transport links and Waitrose. The bustling Ascot High Street is also nearby.

The Local Housing Manager at Clarefield Court is on hand to support the Owners and keep the development in perfect shape as well as working with the Owners, arranging many regular events.

The development offers a range of communal facilities which include, a Guest Suite, wonderful gardens, parking for owners and their visitors, an Owners Lounge and a Laundry Room with washing machines and tumble dryers.

Clarefield Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Clarefield Court requires any resident to be over the age of 55.



Property Overview

****STUNNING ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom first floor apartment. The property offers deceptively spacious accommodation and is presented in good order. This apartment has been recently painted and has new carpets throughout.

The Living Room offers ample space for living and dining room furniture. Two large windows provide lots of natural sunlight as well as views of the communal gardens.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces. There is a freestanding oven, 4-ring electric hob and space for a fridge/freezer.

The Bedroom is a generous double room with two useful built in wardrobes and plenty of space for additional bedroom furniture if required. A large window offers views of the gardens and keeps this lovely room light and bright.

The Bathroom offers a bath tub with overhead shower, a WC and wash hand basin. Windows provide light and ventilation.

Perfectly complementing this fantastic apartment are an array of storage cupboards located in the hallway.

Contact us today to arrange your viewing at Clarefield Court!



Features

- One bedroom first floor apartment
- Freshly painted and new carpets throughout
- No onward chain
- Ideally situated close to shops, amenities and transport links
- Owners lounge
- Owners private car park
- Beautiful grounds
- A Guest suite is available for your friends and family to stay in



Key Information

Service Charge (Year Ending 31st March 2027):
£3,287.05 per annum

Ground Rent: Not collected at this development

Council Tax: Band C

99 Year Lease from 2025

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal cleaning, communal utilities and maintenance, garden maintenance and Local Housing Manager.

A 2.5% contribution of the final selling price plus 0.5% for each year of ownership to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: D

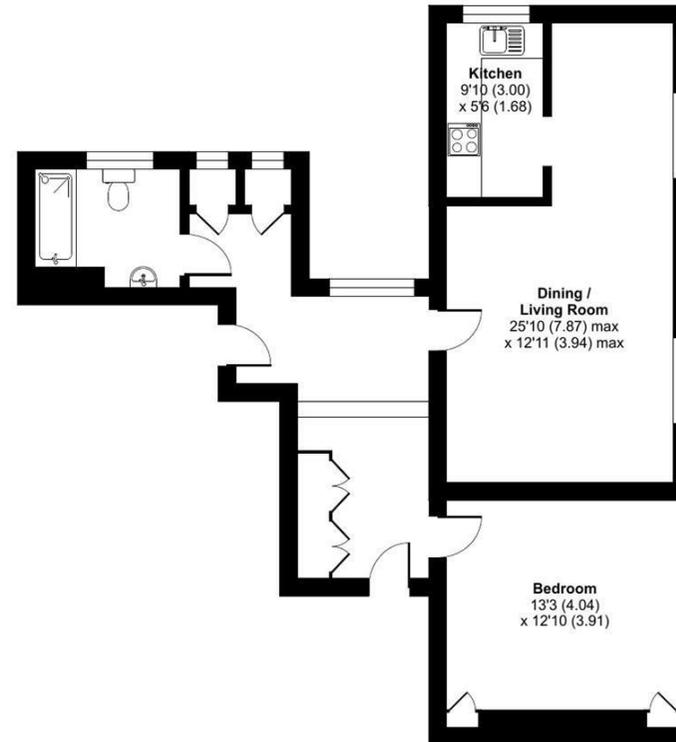
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1272463

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale





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