



Windlesham Court, Windlesham

**£1,295,000**



## 1 Windlesham Court, Snows Ride, Windlesham, Surrey

Beautifully presented and extended end of terrace townhouse forming part of this private and exclusive gated development of only 8 homes within a rural setting of communal grounds of approximately 2 acres.

### ACCOMMODATION

- Entrance hall
- Drawing room with study area
- Family room
- Dining room
- Comprehensively fitted kitchen
- Utility room
- Cloakroom
- Principal bedroom with en suite bathroom
- 2 further bedrooms
- Family bathroom

### OUTSIDE

- Integral garage
- Storage cupboard
- Private driveway
- South facing part walled side and rear gardens

### EPC RATING - C

### LOCAL AUTHORITY/COUNCIL TAX

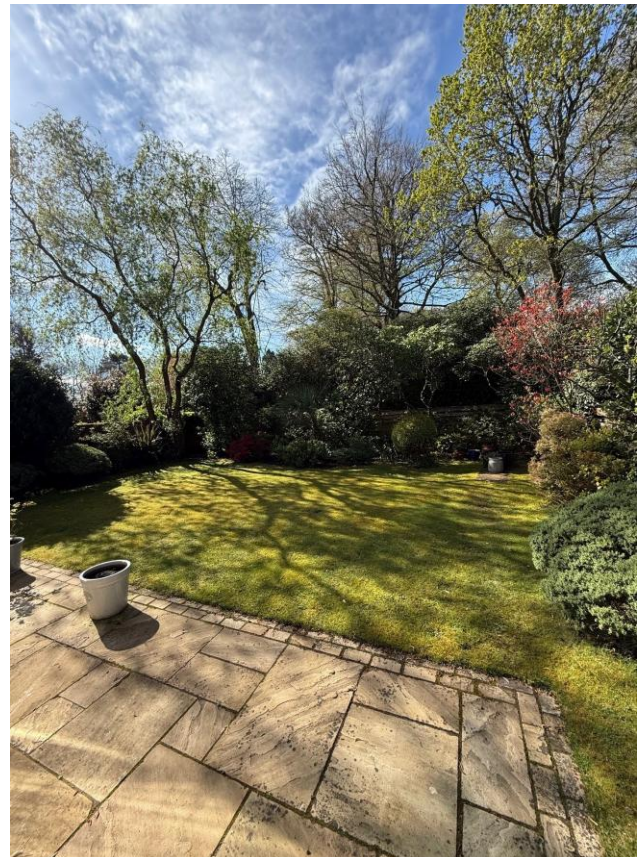
Surrey Heath – Band G

### SHARE OF FREEHOLD

With balance of 999 years from 29<sup>th</sup> September 1977 on the lease (approx 950 years remaining)

### MAINTENANCE CHARGES

- Ground Rent £10 pa
- Communal garden upkeep charge £1,300 pa per property

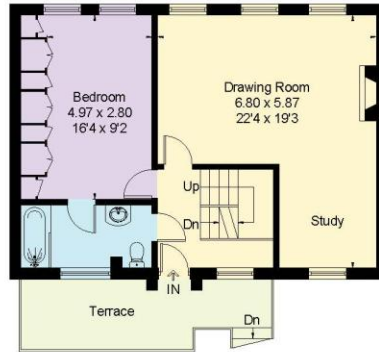




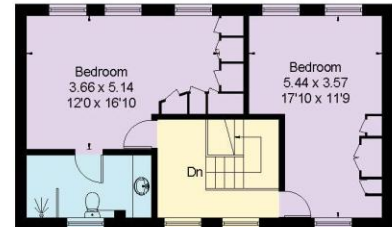
Approximate Area = 215.1 sq m / 2,314 sq ft  
 (Including Garage)  
 Including Limited Use Area (3.0 sq m / 32 sq ft)



**Ground Floor**  
 Area = 98.6 sq m / 1061 sq ft  
 (Limited Use Area = 3.0 sq m / 32 sq ft)



**First Floor**  
 Area = 64.7 sq m / 696 sq ft



**Second Floor**  
 Area = 51.8 sq m / 557 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 312338

**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: **GU20 6LA**



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