



4 The Ambassador,
London Road, SL5 0LJ



A splendid, raised ground floor flat within a popular over 55's retirement development in the heart of Sunningdale

**4 The Ambassador, London Road,
Sunningdale
SL5 0LJ**

- ♦ Generous size lounge, kitchen and bedroom
- ♦ Communal areas and part time concierge
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 - ♦ Superb central Sunningdale location
 - ♦ Underground parking
 - ♦ Offered with no onward chain
 - ♦ Shower room

Situation

Sunningdale offers gracious living in beautiful green surroundings. In addition to the world-class golf courses at Sunningdale and Wentworth, Windsor Great Park and Virginia Water are also on your doorstep. Other superb sporting facilities include Guards Polo Club and Ascot Racecourse, home of the UK's most elegant race meetings. The abundance of renowned independent schools, proximity to the capital, and excellent transport links by road, rail and air, attract residents to the area - as well as its rural characteristics and village feel. Virginia Water Lake and Savil Gardens are nearby as well as Windsor Castle. The M3 runs just to the south of Sunningdale, providing direct access east to the M25 and west down to Southampton. Services to London Waterloo from Sunningdale take circa 50 minutes; there are also stations at Ascot and Virginia Water. Heathrow Airport is close by and easily reached via the M25. Sunningdale's proximity to ACS International School in Egham and TASIS at Thorpe is a major attraction for prospective buyers. Eton College, Charterhouse, Wellington College and Harrow are also within easy reach.



Additional Information

Postcode: SL5 0LJ

Tenure: Leasehold 125 years from 2002

Council Tax Band: D

Local Authority: Royal Borough of Windsor and Maidenhead.

Service Charge: Approximately- £5,765.92 per annum

Services: The property has mains drainage, water and electricity. **Fixtures and Fittings:** Carpets, curtains, light fittings and integrated appliances.

**Viewing: Strictly by appointment with
Barton Wyatt:**

homes@bartonwyatt.co.uk

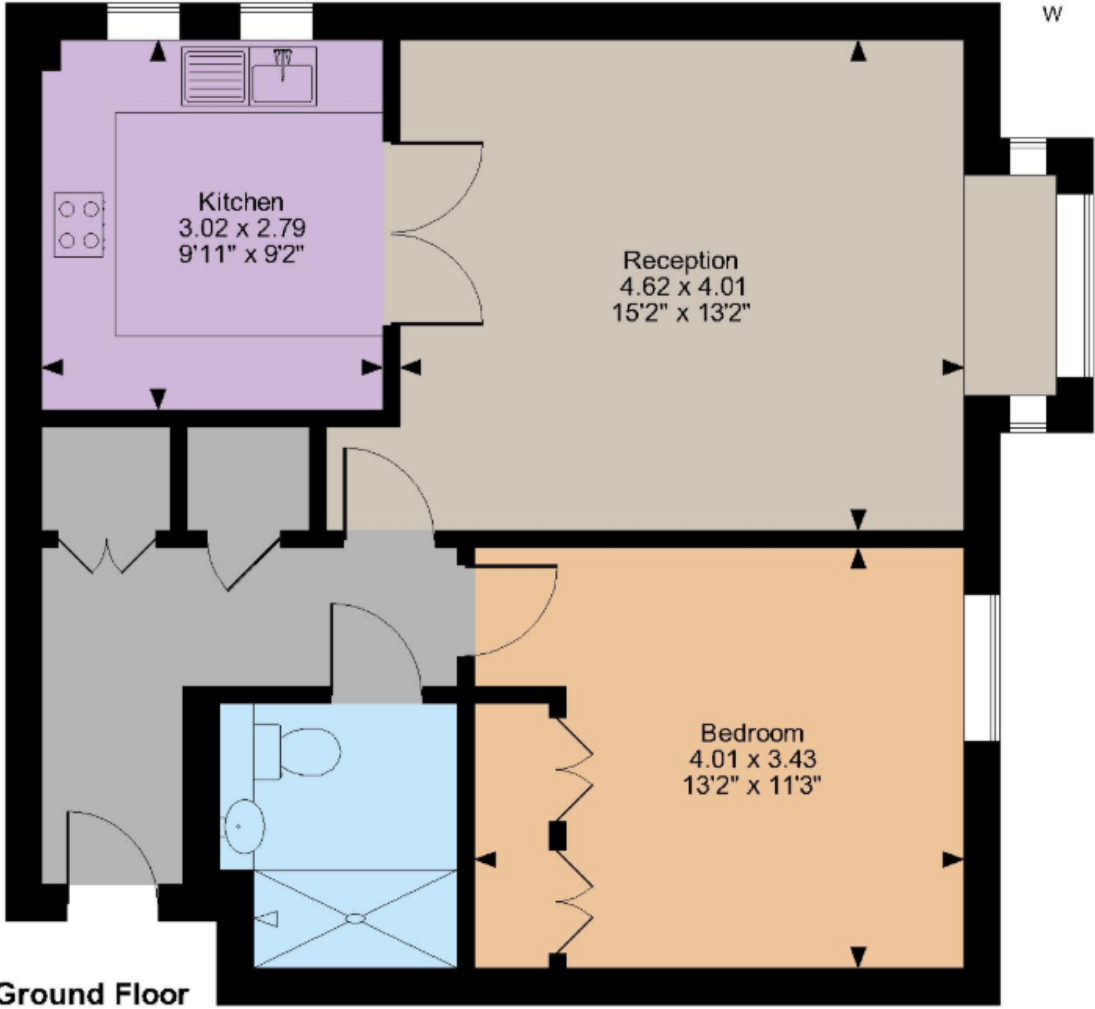
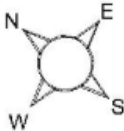
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Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



The Ambassador, London Road, Sunningdale
Internal area 617 sq ft (57 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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