



THE HELMSLEY

Englefield Green | Egham



A BEAUTIFULLY APPOINTED TWO BEDROOM APARTMENT

in a prestigious gated estate.

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Local Authority: Runnymede Borough Council
Council Tax band: G
Tenure: Leasehold
Service charge: £9,748.00



FLAT 3

Set within an impressive mansion house at the heart of the prestigious Magna Carta Park estate, this beautifully appointed first-floor apartment combines elegant proportions with contemporary comfort. The accommodation has a magnificent principal bedroom suite and a generous open-plan kitchen, dining and reception room, which opens onto a private terrace overlooking the surrounding grounds. The apartment further benefits from secure underground parking with direct lift access.

The development has been thoughtfully conceived to blend classical architecture with modern luxury. The residences of Magna Carta Park have been thoughtfully designed by Julian Bicknell, to encompass a timeless blend of classic and contemporary elegance.





MAGNA CARTA PARK

Julian Bicknell has taken classically elegant architecture inspired from the 17th Century to the present day, combined with all the exceptional standards expected of a home delivered by Royalton Residences, who since 1999 have created some of the finest private homes in England.

Occupying an exceptional position within approximately 57 acres of landscaped gardens, parkland and mature woodland, offers a rare opportunity to enjoy contemporary country living on a private estate of remarkable scale and beauty. Residents have access to an outstanding range of amenities, including a bespoke concierge service, 24-hour security and two tennis courts, creating an environment that is both exclusive and effortlessly convenient.

The apartment enjoys access to beautifully maintained communal grounds and is perfectly positioned to take advantage of the estate's far-reaching views, including vistas towards Windsor Castle. Careful planning has ensured that roads, parking areas and formal infrastructure are discreetly integrated, preserving the natural character and tranquillity of the surrounding landscape.





LOCATION

This exclusive development is exceptionally well connected.

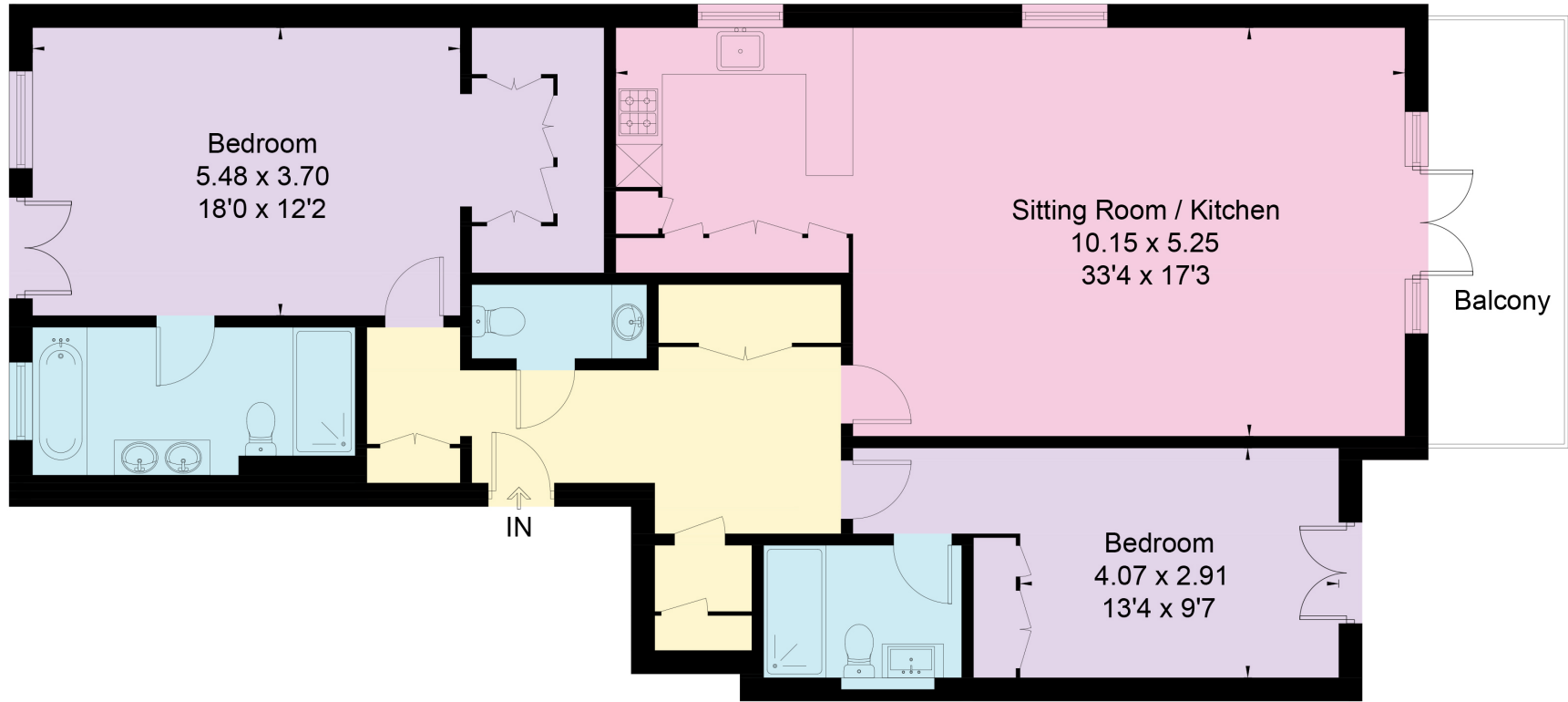
Located close to Englefield Green, Windsor, Ascot and Sunningdale, the estate enjoys easy access to some of the area's finest restaurants, golf courses, equestrian venues and boutique shopping destinations.

Egham station provides regular services to London Waterloo in approximately 41 minutes, while Heathrow Terminal 5 is just 12 minutes away by car, making it ideally suited to both national and international travel.

Please note: all distances are approximate.



Approximate Floor Area = 124.5 sq m / 1340 sq ft



First 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 #112693

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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