



17 Pembroke Court, Marshall Walk
Englefield Green, TW20 0LL



A splendid two-bedroom retirement home set in the premiere Audley development at Magna Carta Park in Englefield Green.

**17 Pembroke Court, Marshall Walk,
Englefield Green, TW20 0LL**

- ◆ Dual aspect boasting woodland views and a generous balcony
- ◆ SieMatic fully fitted kitchen with Neff cooking appliances
- ◆ Conveniently situated for all amenities including Langton's restaurant
- ◆ Luxury bathrooms with elegant white Villeroy & Boch sanitaryware
- ◆ Main bedroom with built in double wardrobes
- ◆ Beautiful Parkland setting
- ◆ Access to the library and Audley Club
- ◆ Lift access to underground car park

Situation

Magna Carta Park is conveniently positioned within the highly regarded village of Englefield Green, with its green, cricket ground, variety of shops catering for day-to-day needs, restaurants and public houses, including the popular Barley Mow. The property is in close proximity to Windsor Great Park which provides opportunities for walking, cycling and horse-riding pursuits. Further amenities are available in nearby Egham and Old Windsor, whilst more extensive facilities may be found in Windsor and Staines. A mainline service into London Waterloo is available at Egham and Virginia Water, whilst road-users can access the M25 at Junction 13, which offers links to the M3, M4, Central London, and Heathrow and Gatwick Airports.



Additional Information

Postcode: TW20 0LL

Tenure: Leasehold

Local Authority:

Runnymede Borough Council

Fixtures and Fittings:

Fixtures and fittings included in the sale.

Fees Monthly management fee £1436.10

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

Energy Performance:

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







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