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Heatherlands, *Sunninghill*

OSBORNE HEATH

A large three bedroom ground floor period conversion with a modern kitchen and bathroom, garage and share of freehold.

This ground floor apartment has a large living room with dining space, modern kitchen, two double bedrooms, a study or guest bedroom and two modern bathrooms.

Outside there is allocated parking, a garage and front and rear private courtyards.

Heatherlands is on the corner of Heathfield Avenue and Kings Road, close to the popular village of Sunninghill. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. The nearest train stations are Ascot and Sunningdale where services run to London, Guildford and Reading. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band E. Share of Freehold with 162 year underlying lease. £0 Ground Rent. £1,514 pa Service Charge.

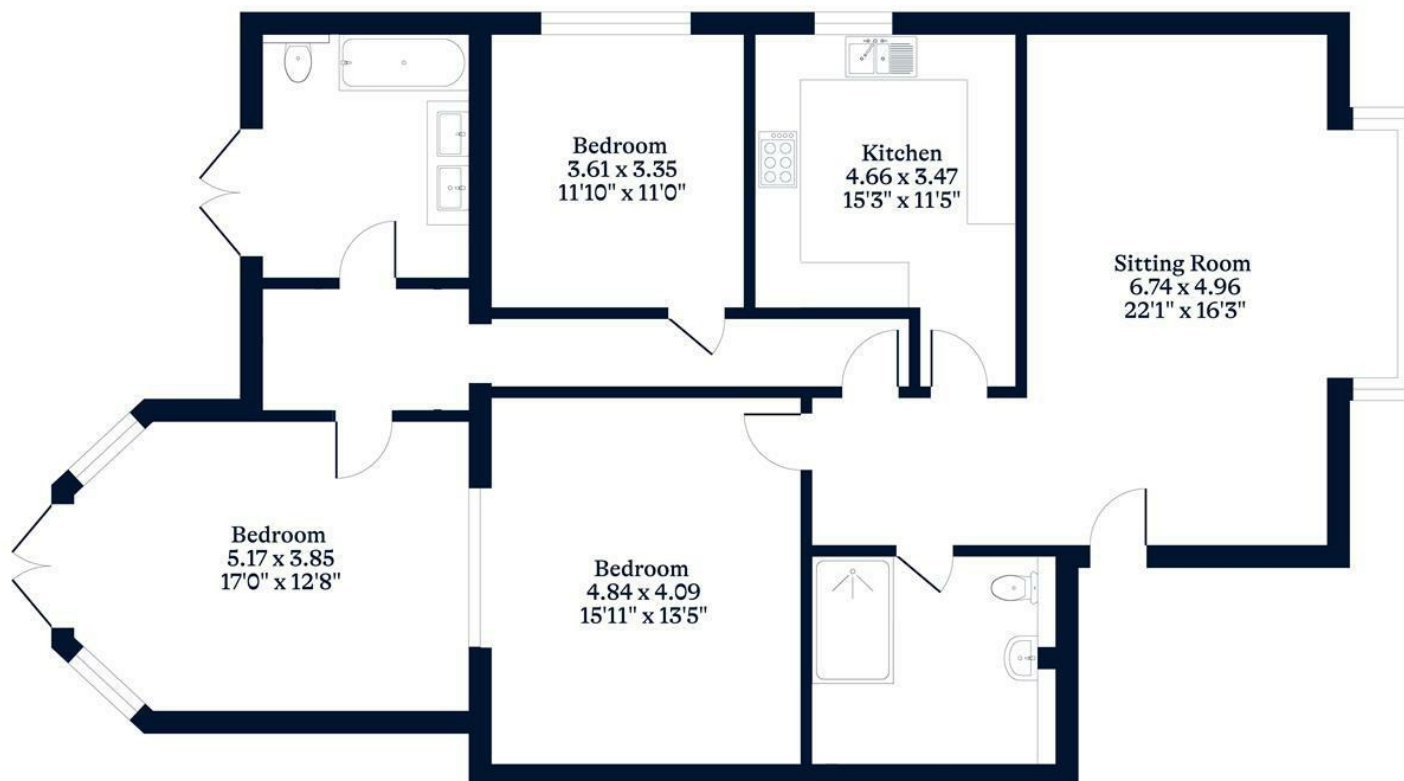




APPROXIMATE FLOOR AREA
135.80 sq m - 1462 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor

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.

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