



Dry Arch Road, Sunningdale

£475,000



Wilbury Lodge, Dry Arch Road, Sunningdale

Immaculate two bedroom, two bathroom first floor apartment in an exclusive gated development in Sunningdale with underground parking and a private storage room.

FEATURES

- No onward chain
- Exclusive gated development
- Underground car park
- Walking distance to Sunningdale train station
- Charters school catchment
- Lift to all floors
- Apartment located on first floor
- Built in wardrobes

ACCOMMODATION

- Impressive communal entrance
- Entrance hall
- Sitting/dining room
- Modern fitted kitchen
- Two double bedrooms
- Two bath/shower rooms

OUTSIDE

- Two underground parking spaces
- Visitor parking
- Underground storage cupboard
- Communal gardens

LEASE INFORMATION

- Lease 125 years from 2025
- Service charge approx. £3,100 per annum
- Ground rent £250 per annum

EPC RATING

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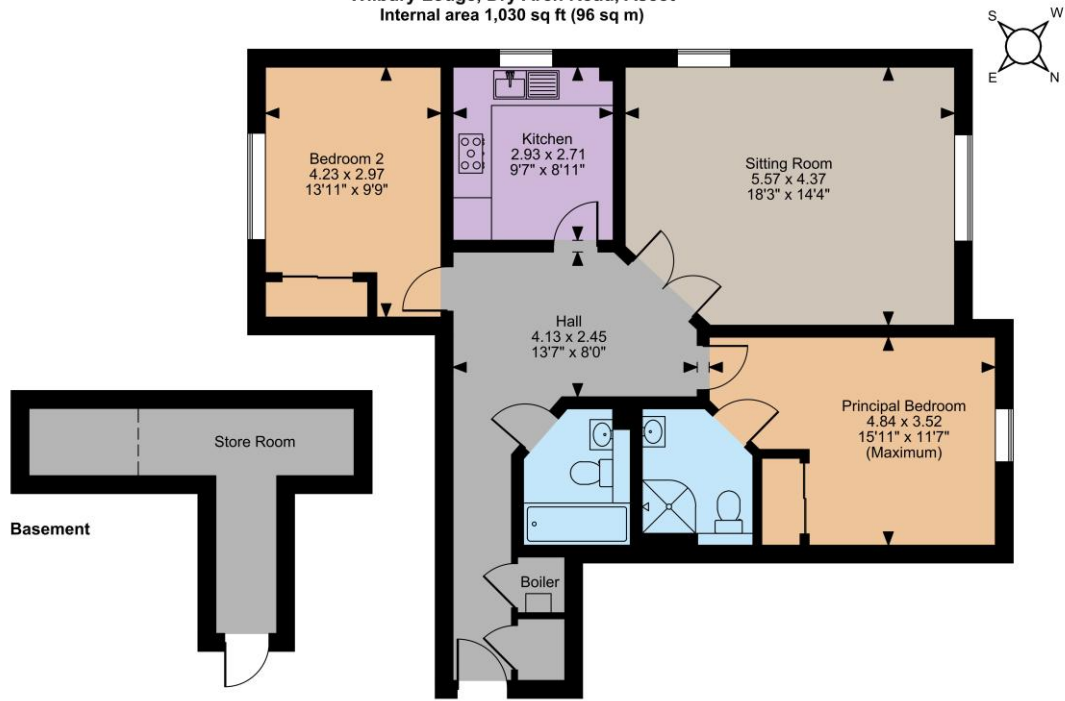
LOCAL AUTHORITY/COUNCIL TAX

Windsor and Maidenhead – Band E





Wilbury Lodge, Dry Arch Road, Ascot
Internal area 1,030 sq ft (96 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

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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: SL5 0DB



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