

🛏️ 2 🛋️ 1 🚿 1



London Road, *Sunninghill*

OSBORNE HEATH

A two double bedroom ground floor apartment with private patio and communal garden located within a short walk of Sunninghill and Ascot High Street.

This ground floor apartment comprises a modern kitchen, lounge with double doors leading onto the private patio space, modern bathroom, principal bedroom and a further double bedroom with built-in wardrobe space.

Outside the property has allocated parking and a private patio with direct access to the landscaped communal gardens.

The Glen is located off the London road near Sunninghill, in between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. The village has several local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC Rating: C. Council Tax Band: D. Lease Length 189 years remaining. Service Charge £163pm





APPROXIMATE FLOOR AREA
Apartment - 61.17 sq m - 658 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.

OSBORNEHEATH.CO.UK