

 2  2  1



Rise Road, *Sunninghill*

OSBORNE HEATH

A two bedroom semi-detached house located in the popular Lynwood retirement village.

The ground floor has a living room, modern kitchen with integrated appliances, dining room or study with doors leading out to the garden, and a downstairs WC.

On the first floor there are two double bedrooms and a shower room.

Outside the property has driveway parking for two cars with further visitors parking located within the village, and side access to the rear garden.

Village facilities and services

- * Restaurant, coffee shops, swimming pool, fitness suite, hair salon, shop, library, village hall, therapy centre with hydrotherapy pool
- * Superb leisure facilities including croquet, short mat bowls, snooker, giant chess, craft room
- * Reception, night security and 24-hours owners liaison team
- * Home Care service
- * House keeping Service
- * Daily activities and excursions
- * Vibrant, friendly community
- * Private minibus for trips to shops and local places of interest.

EPC rating C. Council Tax band E. The lease term is 125 years from 1st May 2014. Service Charge: £10,274.38 per annum. Ground Rent: £724.54 per annum.





APPROXIMATE FLOOR AREA
House - 82.80 sq m - 891 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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