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# Knole Wood, *Sunningdale*

OSBORNE HEATH

# A three double bedroom, two bathroom apartment in a gated development, with a south facing balcony, parking, garage and share of freehold.

This apartment has been refurbished in recent years and has an open-plan kitchen with breakfast bar, dining space and living area leading out to a south facing balcony with an awning. There are also three double bedrooms, an en suite shower room, Jack & Jill bathroom, study area on the landing and generous storage.

Outside there is residents and visitor parking, a garage and a south facing communal garden. There is the option of a second garage at an additional cost.

Knole Wood is a private, gated development off Devenish Road. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include ACS, Charters, Coworth-Flexlands, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's and Sunningdale. The nearest train stations is Sunningdale where trains run to London and Reading. By road Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F. 939 year lease. Service Charge: £3,000p.a. Ground Rent £0.

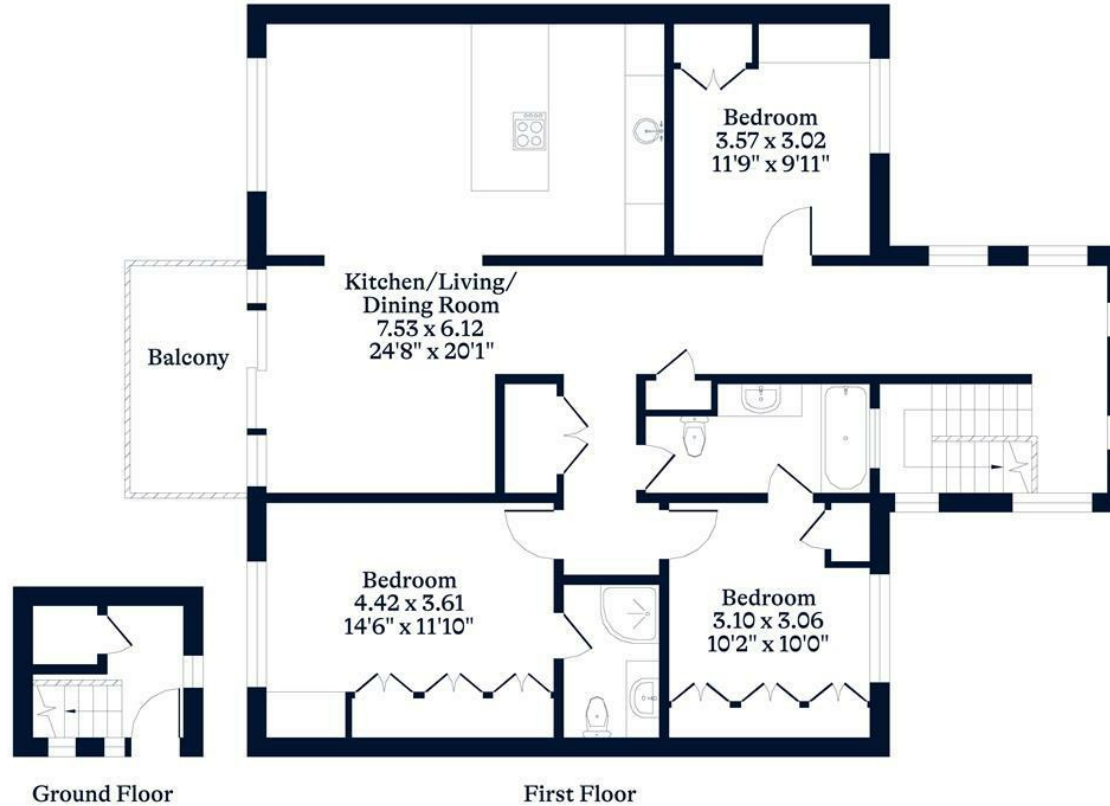




**APPROXIMATE FLOOR AREA**  
Apartment - 123.47 sq m - 1329 sq ft  
(Gross Internal Area)



**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.

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