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Pembroke Mews, *Sunninghill*

OSBORNE HEATH

A two bedroom mews house with a private garden and allocated parking within walking distance of Sunninghill high street.

On the ground floor there is a living room with feature fireplace, dining and study area, and a modern kitchen.

On the first floor there are two bedroom and a modern bathroom.

To the front of the house is a small garden and to the rear is a courtyard garden. Opposite the house is a private garden. There is also allocated parking and visitor parking.

Pembroke Mews is in the village of Sunninghill. Local schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport. The local train stations are Ascot and Sunningdale where services run to London, Guildford and Reading.

EPC rating E. Council Tax band C. Share of freehold with 975 underlying years remaining. Service charge £360pa.

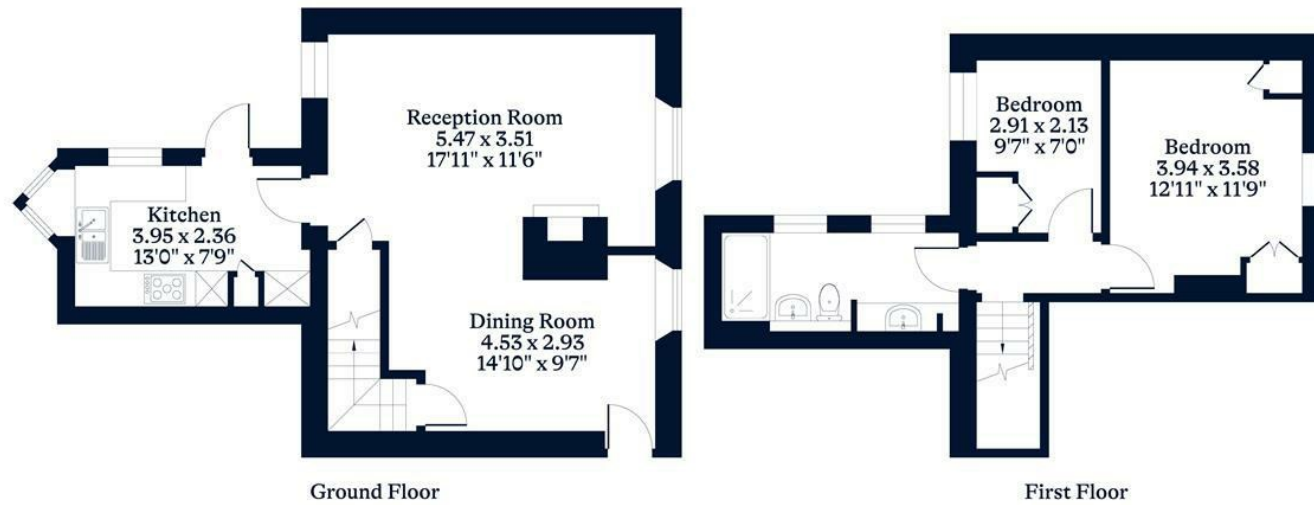




APPROXIMATE FLOOR AREA
House - 77.10 sq m - 830 sq ft
(Gross Internal Area)



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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