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# Amber Court, *Sunninghill*

OSBORNE HEATH



## Two bedroom, two bathroom maisonette with allocated parking, in the heart of Sunninghill Village.

This ground floor maisonette has an open-plan kitchen, living and dining area, double bedroom with built-in wardrobes, en suite shower room, family bathroom and a further second bedroom with built-in wardrobes.

Outside there is allocated parking for two vehicles.

Amber Court is a small development in Sunninghill village, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, The Berystede, Coworth Park, Guards Polo Club, 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. Service Charge £1250 per year. Lease Length 983 years remaining.

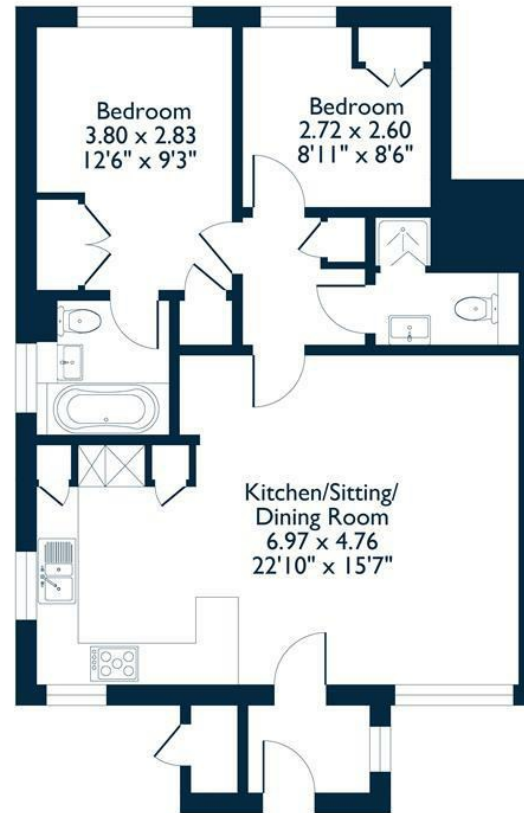






NOT TO SCALE

Approximate Floor Area  
Apartment 67.80 sq m - 730 sq ft  
(Gross Internal Area)  
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.

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