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Belvedere Grange, *Sunningdale*

OSBORNE HEATH

A three double bedroom, three bathroom apartment in a gated development with views over the prestigious Sunningdale Golf Club.

This first floor apartment has a principal bedroom with built-in wardrobes, four piece en suite and a private balcony offering views of the grounds and Sunningdale Golf Course. The apartment has two further double bedrooms with built-in wardrobes and en suites for both, kitchen with dining space, dining room or study and a large formal living room with a turret and balcony with spectacular views.

Belvedere Grange is an exclusive gated development with landscaped grounds. This apartment has allocated parking and a double garage.

Belvedere Grange is a private, gated development off Priory Road overlooking Sunningdale Golf Club with views of the Old Course and New Course. Other nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Within half a mile is Sunningdale train station where services run to London and Reading. By road Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band H. Service Charge: £7,192.84 pa. Share of Freehold with 122 years remaining on the underlying lease.

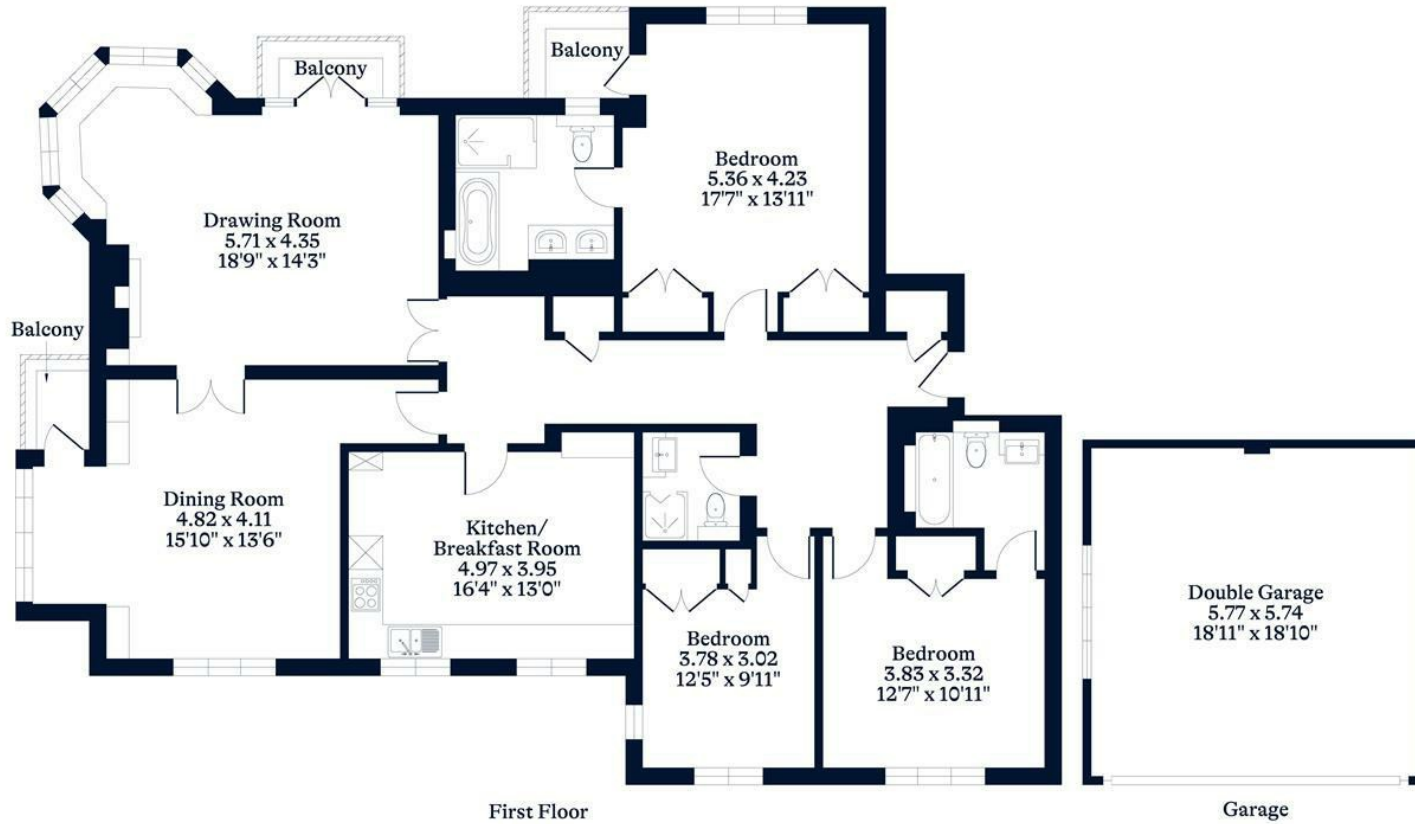




APPROXIMATE FLOOR AREA
Apartment - 169.3 sq m - 1822 sq ft
Garage - 33.0 sq m - 355 sq ft
Total - 202.3 sq m - 2177 sq ft
(Gross Internal Area)



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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