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The Garden House, *Sunningdale*

OSBORNE HEATH

A two double bedroom, two bathroom second floor apartment with a south facing balcony and allocated underground parking.

This second floor apartment has south facing living and dining spaces, a modern kitchen with a breakfast bar and built-in Miele and Gaggenau appliances, utility room, linen room, master bedroom with walk-in wardrobe and an en suite bathroom and a second bedroom with built-in wardrobes and an en suite shower room. There is also a separate WC, south facing balcony, air conditioning and a built-in speaker system.

The Garden House is part of the prestigious Charters estate in Sunningdale. The development is gated and has 24hr concierge, communal gardens, tennis court, gym, billiards room, swimming pool and spa.

The Charters developments is off Charters Road in Sunningdale. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Savil Garden, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

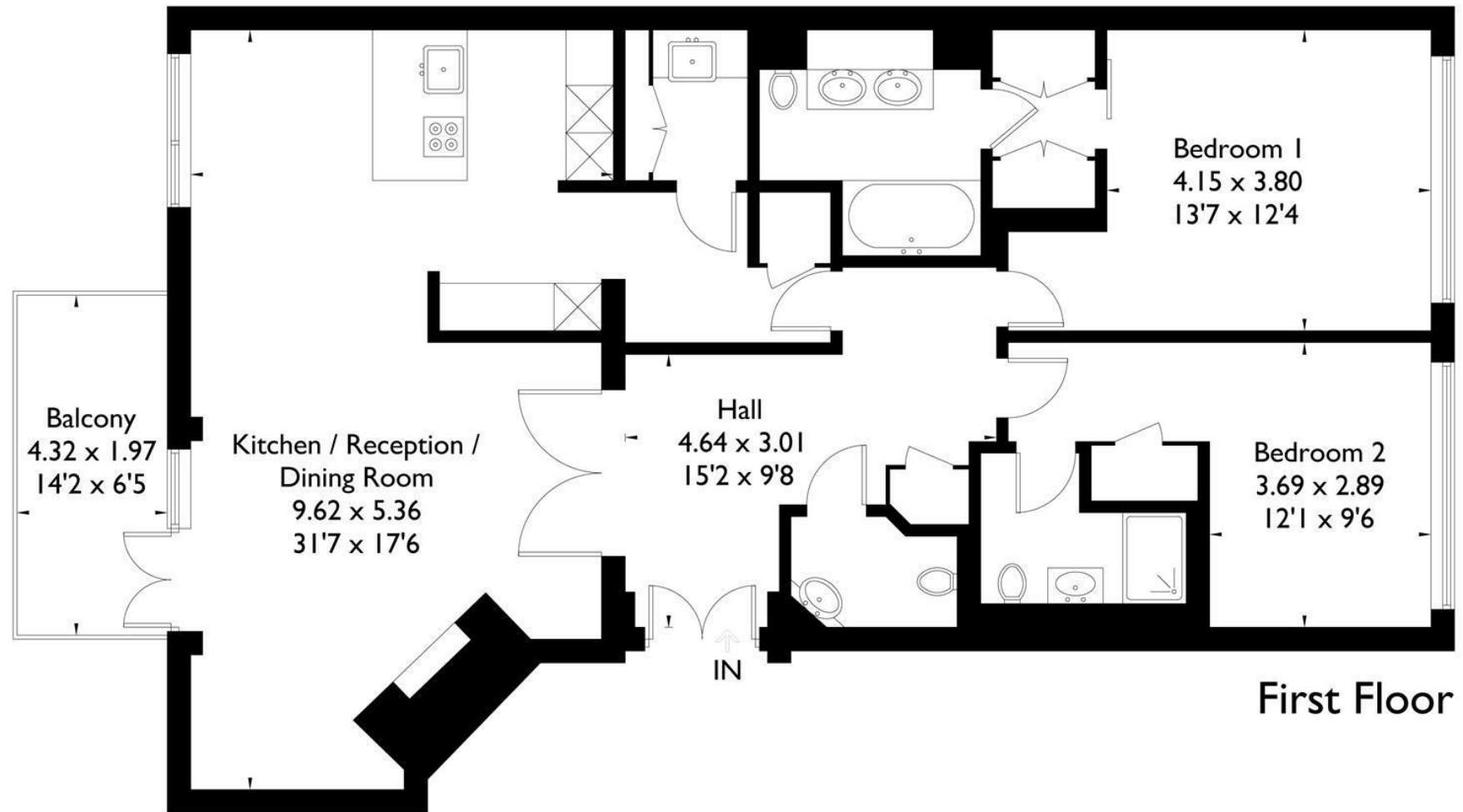
EPC rating D. Council Tax Band H. Deposit £5,769. Holding Deposit £1,153. Lease Length 12-36 months.





Charters Garden House, Charters Road, Ascot, SL5

Approximate Gross Internal Area
126.2 sq m / 1358 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.