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Madeira Walk, *Sunningdale*

OSBORNE HEATH

A modern three double bedroom, three bathroom penthouse in the Sunningdale Park development with three balconies, a garage, parking and no onward chain.

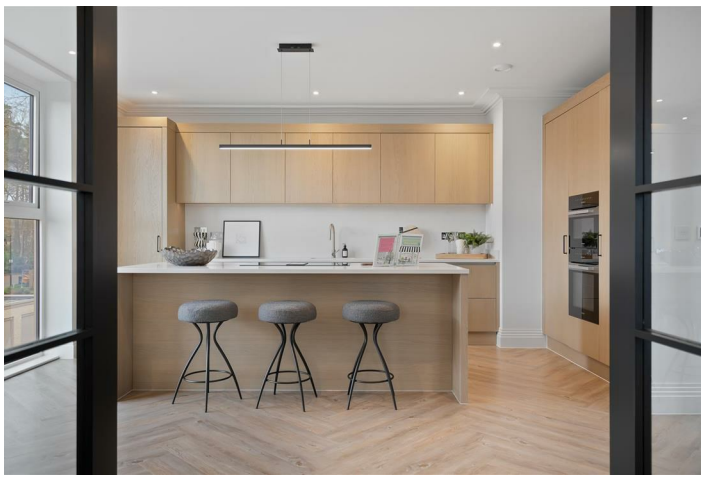
Felstead is a modern development where apartments benefit from underfloor heating, a secure entry system, lift service, residents lounge and kitchen for entertaining guests and a concierge service.

The apartment consists of a living and dining room with study area, fully integrated kitchen with central island and dining space, three double bedrooms, two en suites and a bathroom. The principal bedroom has a private terrace and all three bedrooms have a built-in wardrobes. There is also a utility room and a store room.

This penthouse has three terrace areas, two of which can be accessed from living room and dining room with un-interrupted views of Sunningdale Park. The property benefits from two allocated parking spaces and a garage. There is further parking for visitors and 47 acres of communal grounds.

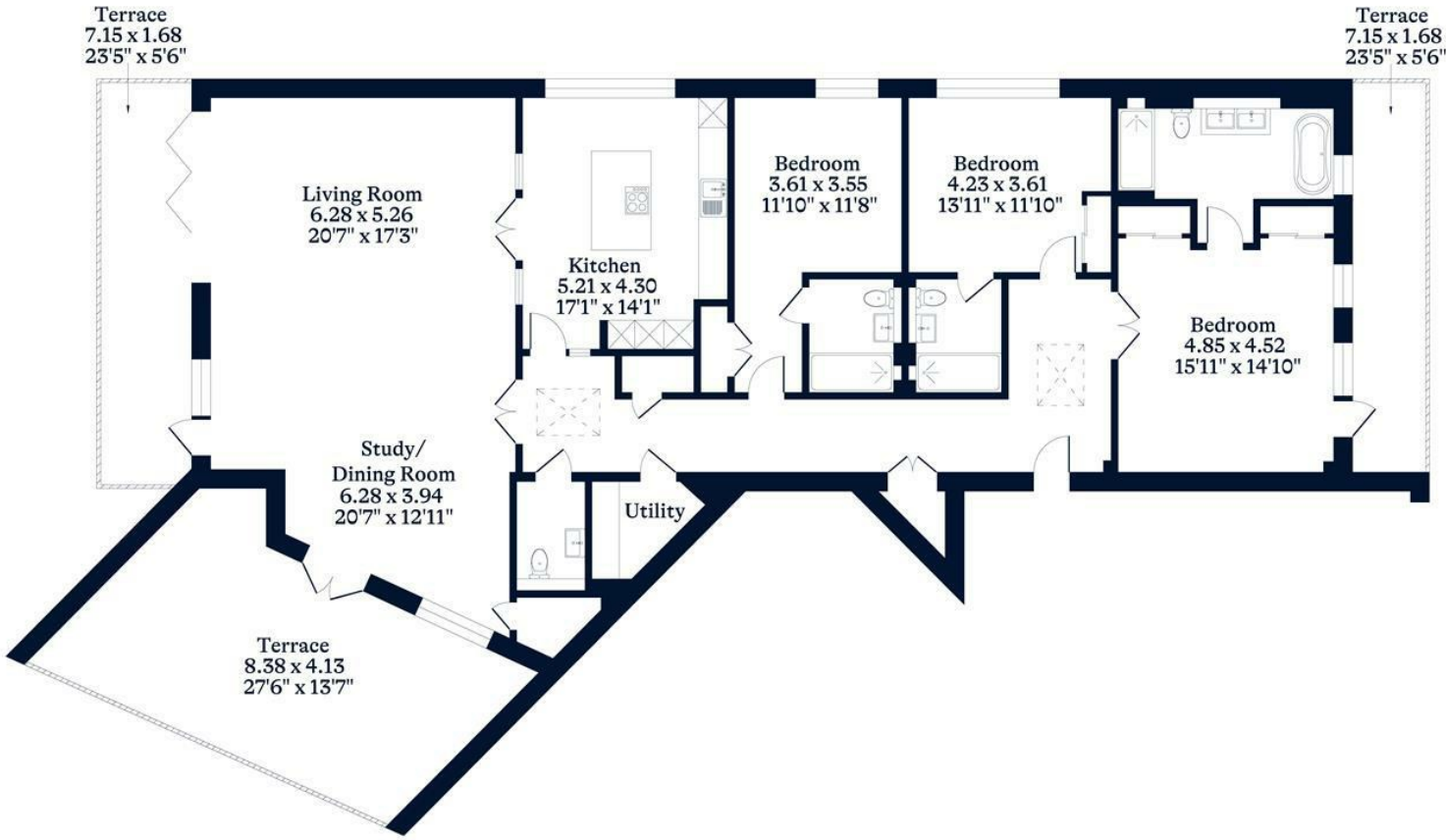
Madeira Walk is off Larch Avenue in Sunninghill. Locally there are many popular eateries, Waitrose and Sunningdale train station where services run to London and Reading. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G. Lease 997 years remaining. Service Charge £5,078 pa. Ground Rent peppercorn.



APPROXIMATE FLOOR AREA
Apartment - 209.00 sq m - 2249 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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