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# The Garden House, *Sunningdale*

OSBORNE HEATH



## A three double bedroom, three bathroom, ground floor apartment with two terraces and allocated underground parking.

This stylish ground floor apartment has a living room which leads to a open plan kitchen/dining area with built-in Miele and Gaggenau appliances, utility room, office/fourth bedroom, master bedroom with walk-in wardrobe and an en suite bathroom, two further double bedrooms with built-in wardrobes and an en suite shower room. There is also a separate WC, east and west facing terrace, 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 C. Council Tax band H. Length of Tenancy 12 months. Deposit £11,423. Holding Deposit £1,903.







NOT TO SCALE

Approximate Floor Area  
House 236.00 sq m - 2544 sq ft  
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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