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Fairways, *Sunningdale*

OSBORNE HEATH

A two double bedroom, two bathroom first floor apartment in a gated development and with a balcony, allocated parking and no onward chain.

This well proportioned first floor apartment has an open-plan living, dining and kitchen area with doors out to a south west facing balcony, large principal bedroom with built-in wardrobes and an en suite, second double bedroom and a bathroom.

Fairways is a gated development with well maintained communal grounds, allocated parking and communal bicycle racks. The property comes with one parking space.

Fairways is off London Road close to the centre of Sunningdale, the train station and Sunningdale Golf Club. Other local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band E. Leasehold with 105 years remaining. Service Charge £2,500 pa. Ground Rent £307 pa.





APPROXIMATE FLOOR AREA
House - 87.24 sq m - 939 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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