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Heatherlands, *Sunninghill*

OSBORNE HEATH

A modernised two double bedroom period conversion with a contemporary kitchen and bathroom, garage and a share of freehold.

This first floor apartment has a large living room with dining space and feature fireplace, modern kitchen with a breakfast bar, two double bedrooms, and a modern bathroom with freestanding bath and large ahower. The apartment has the added benefit of a private loft space suitable for storage.

Outside there is allocated parking with EV charging and a garage.

Heatherlands is on the corner of Heathfield Avenue and Kings Road, close to the popular village of Sunninghill. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. The nearest train stations are Ascot and Sunningdale where services run to London, Guildford and Reading. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band E. Share of Freehold with 163 year underlying lease. £0 Ground Rent. £1,514.93 pa Service Charge.



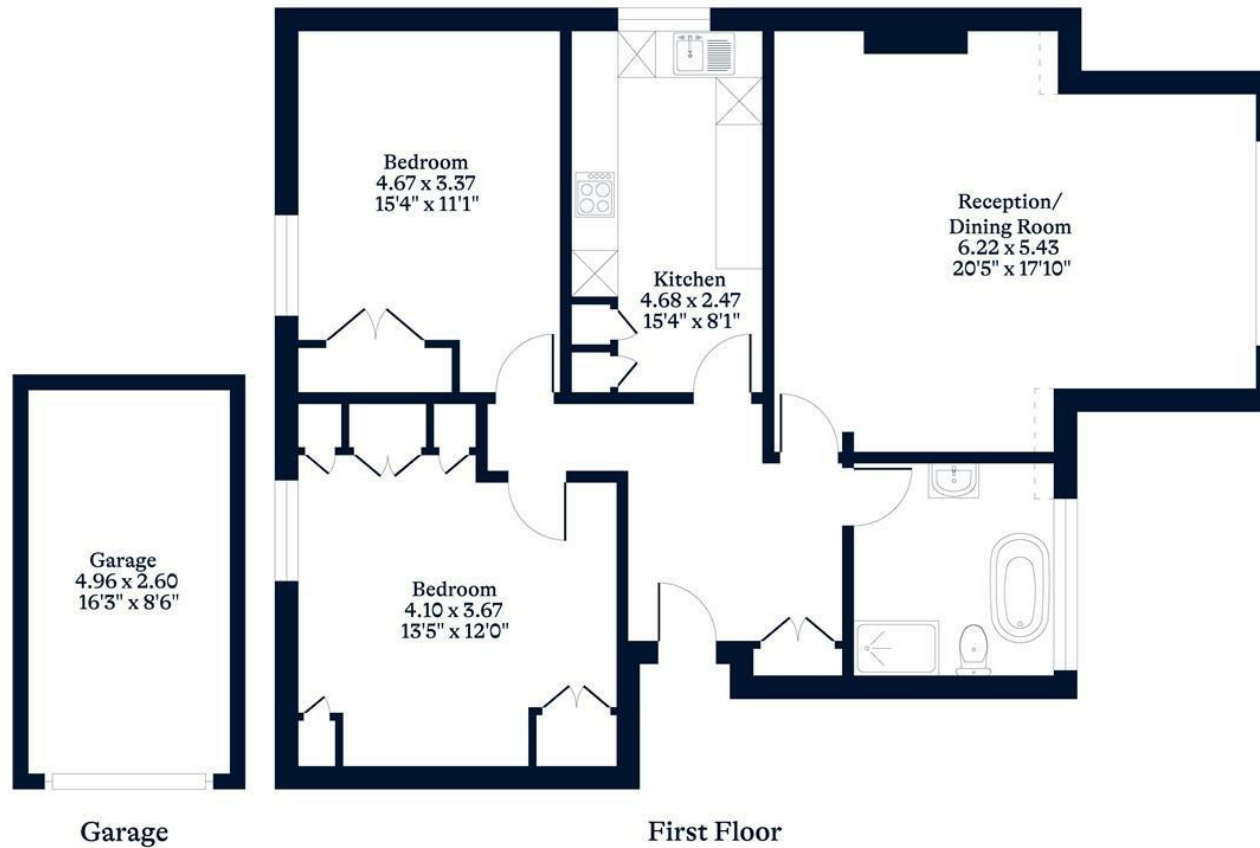


APPROXIMATE FLOOR AREA

House - 95.20 sq m - 1025 sq ft
Garage - 12.80 sq m - 138 sq ft
Total - 108.00 sq m - 1163 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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