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Heatherlands, *Sunninghill*

OSBORNE HEATH

A one double bedroom first floor apartment with a garage and no onward chain.

This one double bedroom first floor apartment is part of a conversion of a Victorian house. The apartment comprises a double bedroom, living and dining room with large windows allowing lots of natural light, separate kitchen and a bathroom.

Outside there is a garage and residents parking.

Heatherlands is located between Heathfield Avenue and Larch Avenue. Local schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D. Share of Freehold with 162 year underlining lease. Service Charge £713.70 pa.





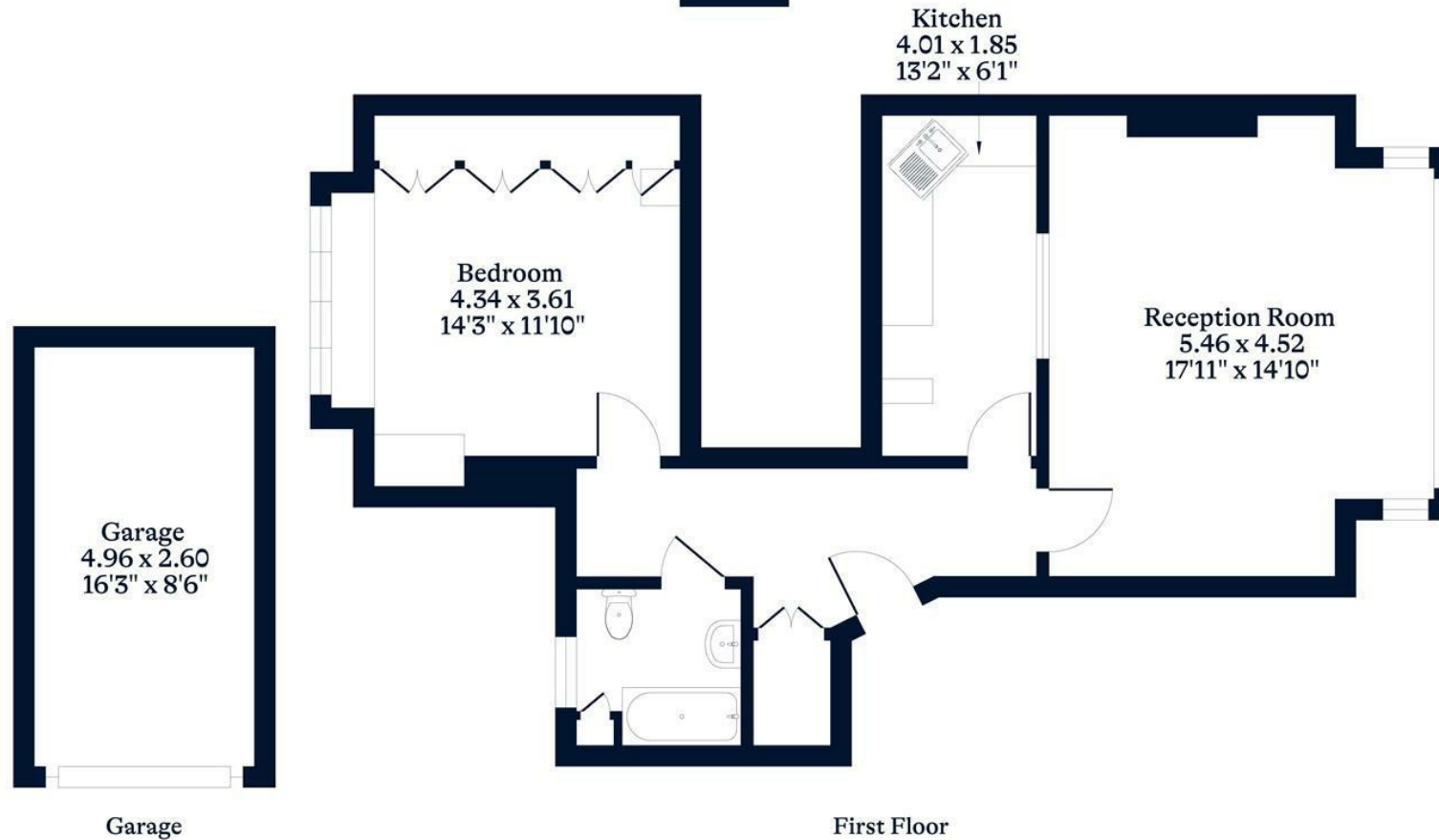
APPROXIMATE FLOOR AREA

House - 60.70 sq m - 654 sq ft
Garage - 12.89 sq m - 139 sq ft
Total - 73.59 sq m - 793 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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