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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 in an exclusive gated development.

This stylish ground floor apartment has a formal living room, kitchen with dining area, central island and built-in Miele and Gaggenau appliances, utility room, study or fourth bedroom, principal bedroom with dressing room and an en suite, and two further en suite bedrooms with built-in wardrobes. There is also a separate WC, east and west facing terraces, air conditioning and a built-in speaker system.

The Garden House is part of the prestigious Charters estate. 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 and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H. Service Charge £36,500 pa. Ground Rent £350 pa. Leasehold with 984 years remaining.

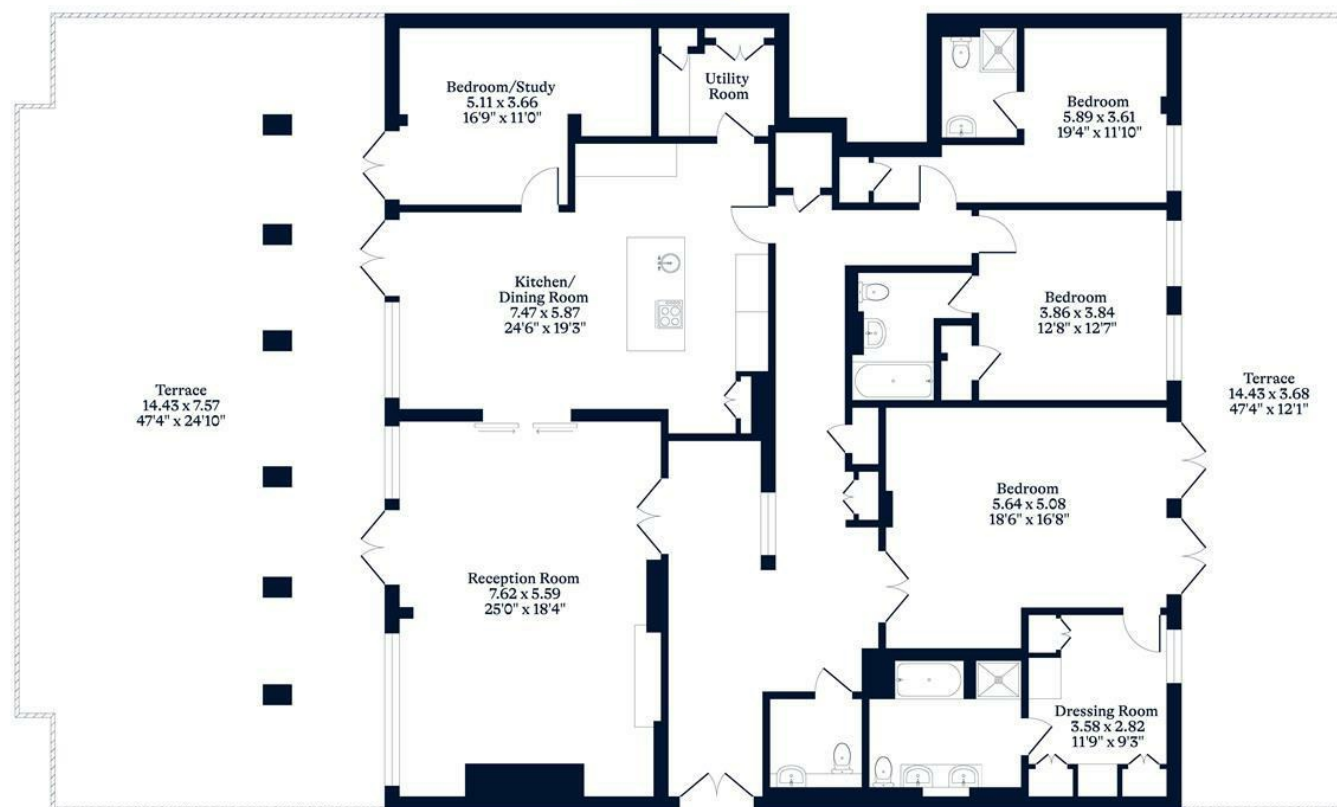




APPROXIMATE FLOOR AREA
236.00 sq m - 2544 sq ft
(Gross Internal Area)



NOT TO SCALE
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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