

 2  1  2



# Charters Road, *Sunningdale*

OSBORNE HEATH



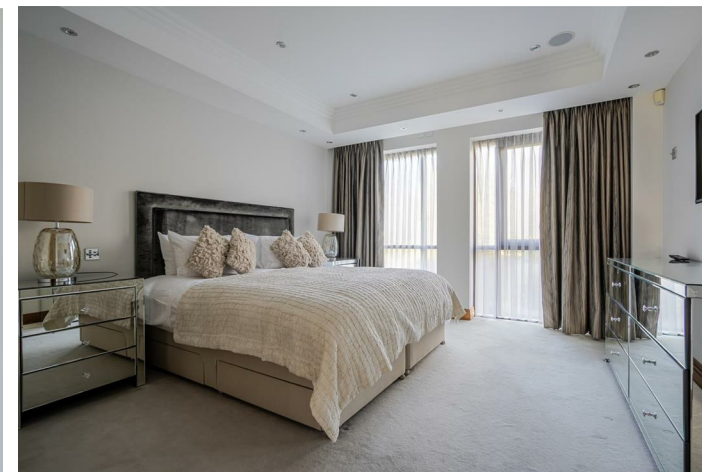
# A two double bedroom, two bathroom first floor apartment with a south facing balcony, underground parking and concierge services.

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.

This first floor apartment has south facing living and dining spaces, a modern kitchen with a breakfast bar and built-in Miele and Gaggenau appliances, utility room, linen room, master bedroom with walk-in wardrobe and an en suite bathroom and a second bedroom with built-in wardrobes and an en suite shower room. There is also a separate WC, south facing balcony, air conditioning and a built-in speaker system.

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. Service Charge £21,122pa. Ground Rent £350 pa. Lease Hold- Share of Freehold.





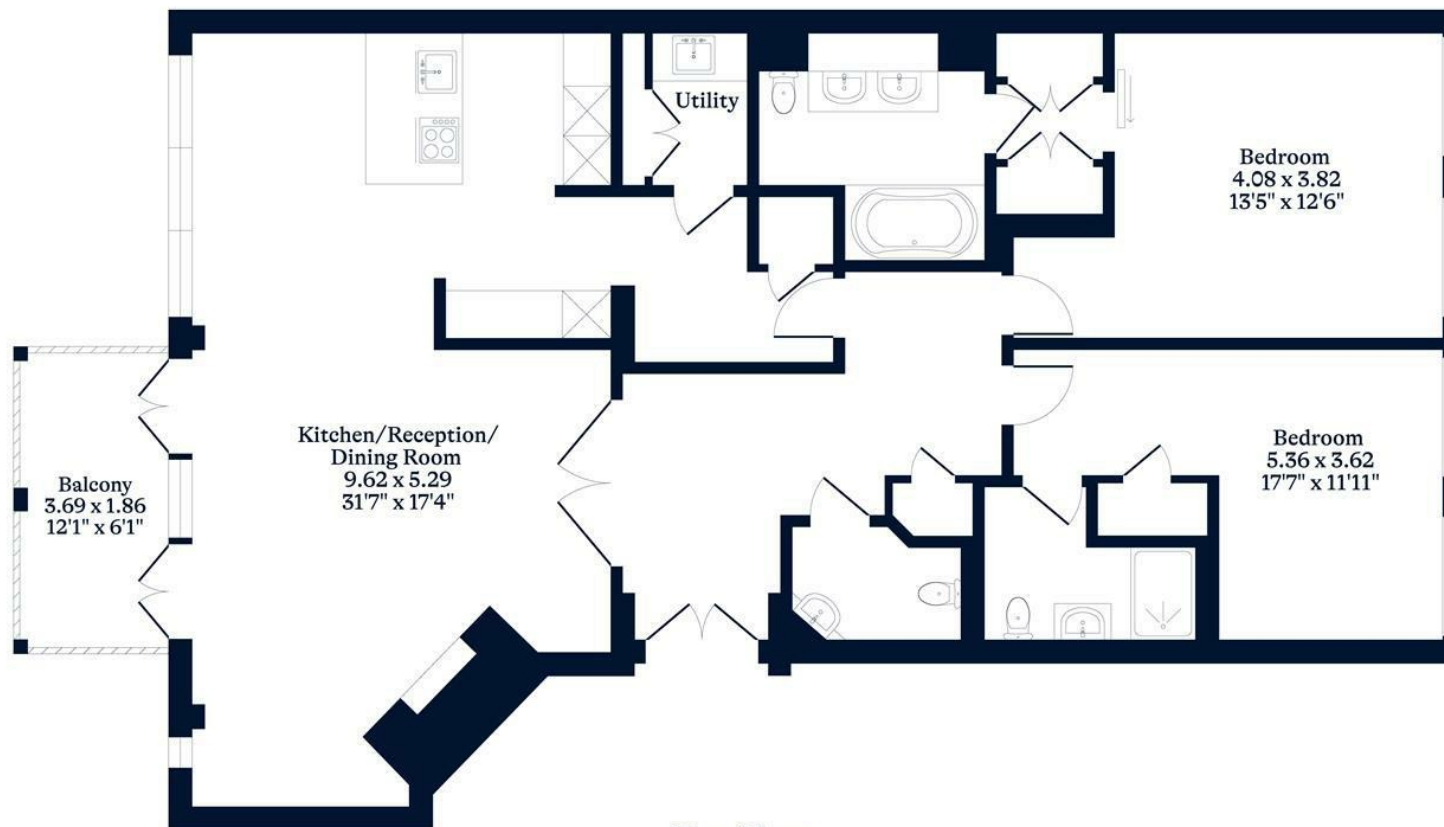




**APPROXIMATE FLOOR AREA**  
Apartment - 124.80 sq m - 1343 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



### First Floor

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

©PROPERTYSHOOT