

 2  2  2



Cheniston Court, *Sunningdale*

OSBORNE HEATH

A refurbished two double bedroom, two bathroom house with a garage and parking in a gated development close to Sunningdale station.

Downstairs there is a living room, dining room leading out to the garden and a modern kitchen.

Upstairs there is the principal bedroom with built-in wardrobes and an en suite shower room, second double bedroom and a bathroom.

To the rear of the house is a private garden and this property comes with a garage and parking. There are also communal gardens.

Cheniston Court is a gated development off Ridgemount Road which is opposite Waitrose and Sunningdale Station where trains run to London and Reading. Nearby schools include Charters, Holy Trinity, The Marist, St Francis and St Michael's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F. Share of Freehold with 948 year underling lease. Service Charge £2,700 pa.



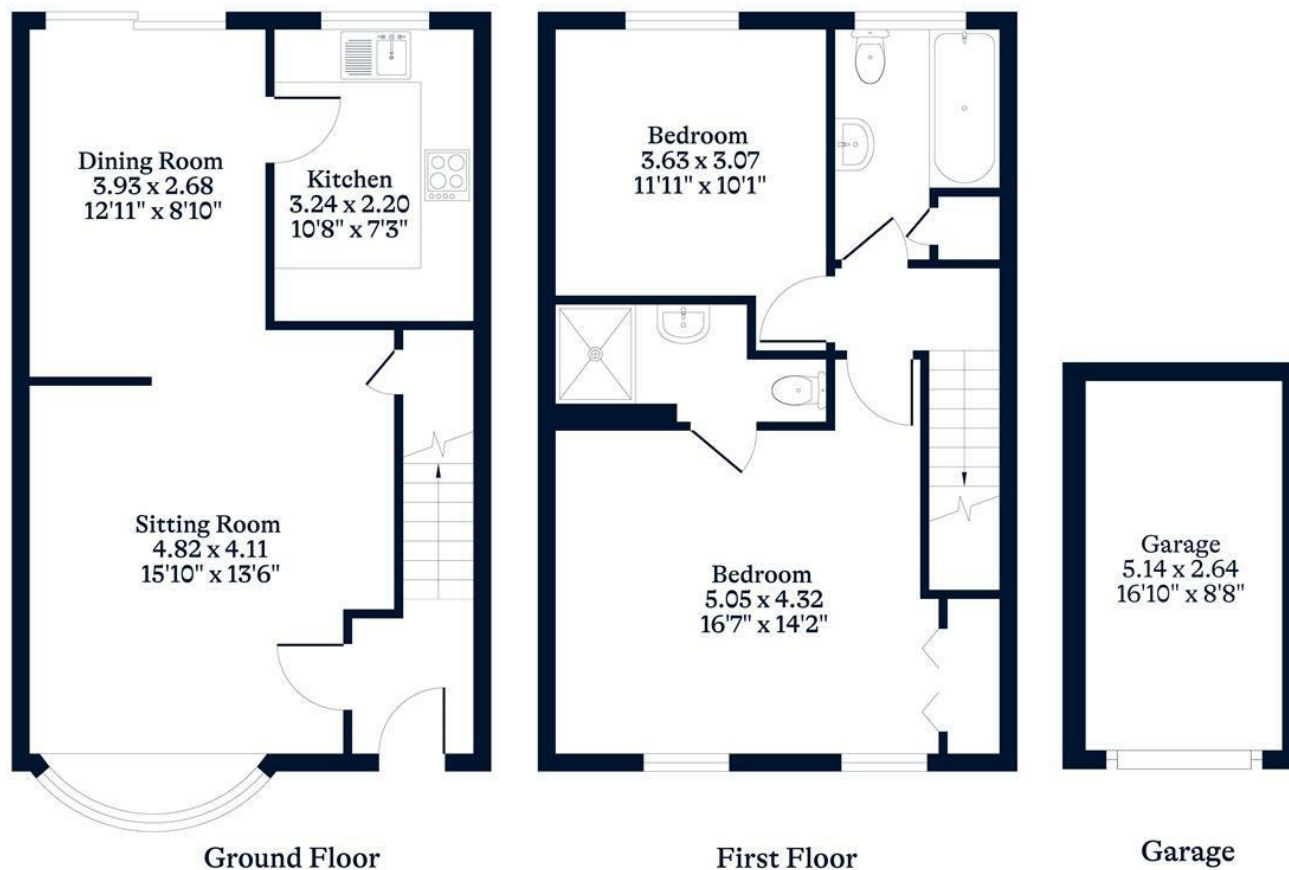


APPROXIMATE FLOOR AREA

House - 83.50 sq m - 899 sq ft
Garage - 13.57 sq m - 146 sq ft
Total - 97.07 sq m - 1045 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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