



OH

Larch Court, Sunningdale

Guide Price £1,650,000

OSBORNE HEATH



This spacious three bedroom apartment has an open-plan kitchen / dining / living room and a formal living room leading out to the private west facing terrace.

The individually designed kitchen features shaker style kitchen furniture, Siemens integrated appliances and a kitchen island with breakfast bar. There is also a separate utility room.

The principal bedroom has a full en suite and a walk-in wardrobe, two further double bedrooms which include fitted wardrobes with shaker doors and fitted interiors as well as a stylish ensuite. There is a separate study, utility room and cloakroom.

Two terrace areas, one accessible from the living area and one from the master bedroom.

All homes in Larch Court come with allocated parking spaces, with provision for future EV charging.

Larch Court is off Larch Avenue in Sunninghill. Locally there are many popular eateries, Waitrose and Sunningdale train station where services run to London and Reading. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Larch Court

Sunningdale

- Three Double Bedrooms
- Two Receptions
- Three Bathrooms
- Two Underground Allocated Parking Spaces
- Lift
- Guest Lounge, Kitchen and Gym
- Concierge Service
- 47 Acres Of Woodlands
- West Facing Balcony Overlooking Park
- No Onward Chain

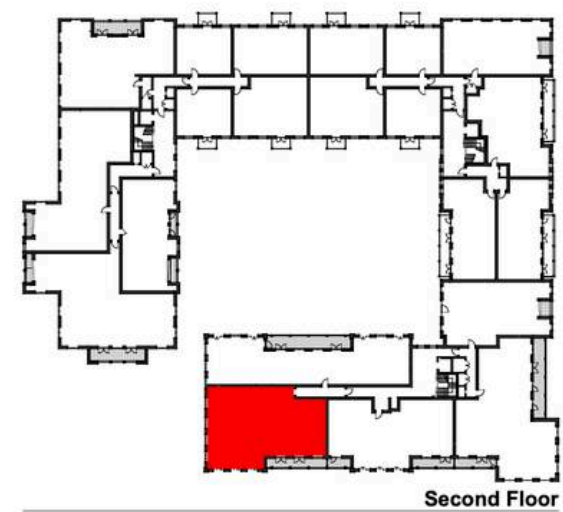
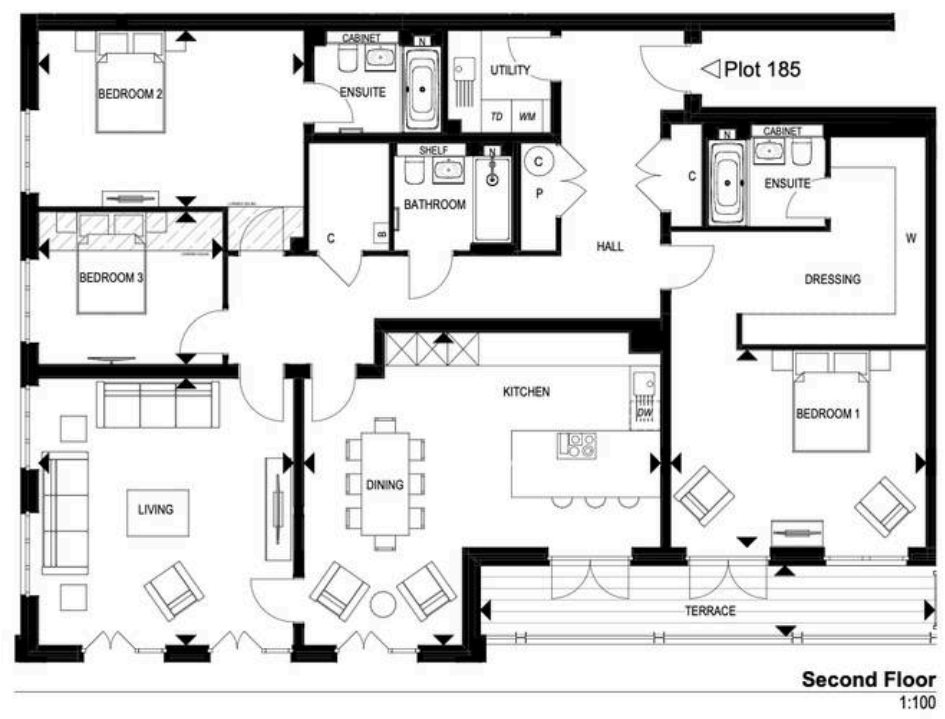
Council Tax band: TBD

Tenure: Leasehold





Floor plans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. All measurements may vary with a tolerance of 5%.



Apartment 185

Total Area (exc. Terrace)	184.80m ²	1989.14 Sq ft
Kitchen/Dining	6.98 x 6.12	22'-11" x 20'-1"
Living	4.99 x 5.22	16'-4" x 17'-2"
Bedroom1	4.99 x 3.86	16'-4" x 12'-8"
Bedroom2	5.19 x 3.44	17' x 11'-4"
Bedroom3	3.60 x 2.98	11'-10" x 9'-9"
Terrace	8.88 x 1.39	29'-2" x 4'-7"

KEY:
C = cupboard
W = wardrobe
AC = airing cupboard
P = plant
N = niche