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**Troon Court, Sunninghill**  
Guide Price £300,000

**OSBORNE HEATH**



This ground floor apartment has two double bedrooms, large entrance hall, family bathroom, separate W/C, open plan living/dinning area and a separate kitchen.

Troon Court is part of a gated development. This property has an allocated underground parking space and there are communal gardens and visitor parking.

The development is located off Cardwell Crescent in the village of Sunninghill. Sunninghill is in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport. Nearby schools include Charters, St Francis, St Michaels and The Marist.

# Troon Court, Sunninghill

## Sunninghill

- Two Double Bedrooms
- Two Bathrooms
- Ground Floor
- Gated
- Underground Parking
- Communal Grounds
- Walking Distance To Sunninghill Village
- Close To Ascot Train Station
- No Onward Chain

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

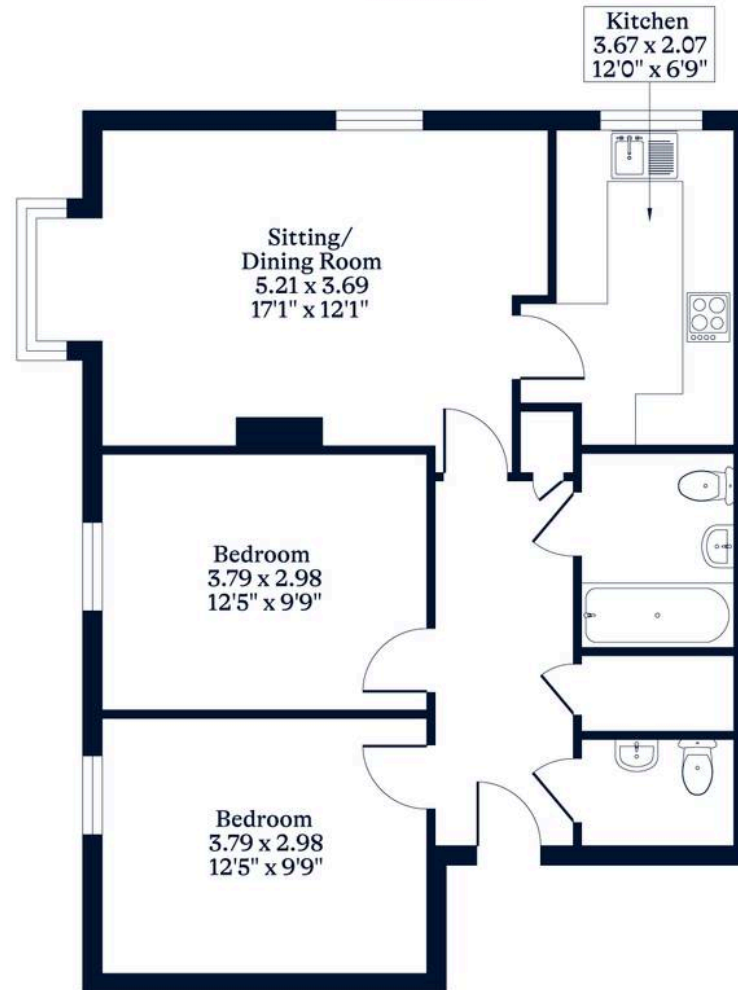
EPC Environmental Impact Rating: E



**APPROXIMATE FLOOR AREA**  
Apartment - 68.00 sq m - 732 sq ft  
(Gross Internal Area)



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



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

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