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Ladywood Grange, *Sunningdale*

OSBORNE HEATH

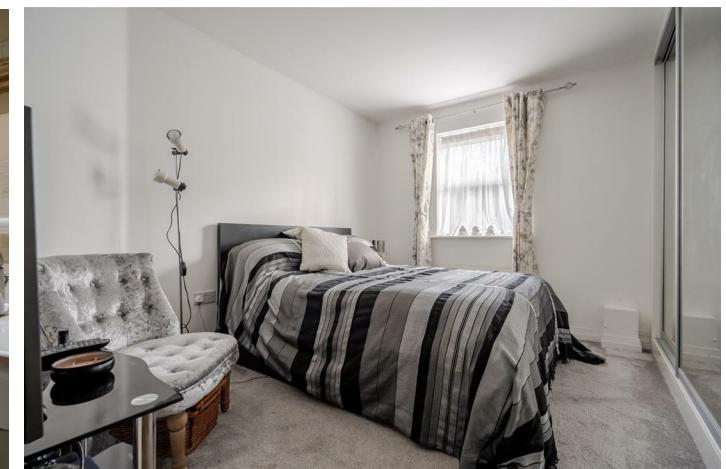
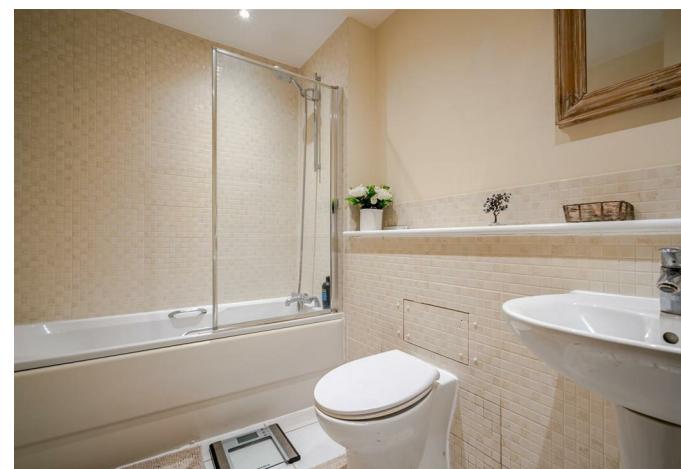
A two double bedroom, two bathroom ground floor apartment with gated parking and a garage.

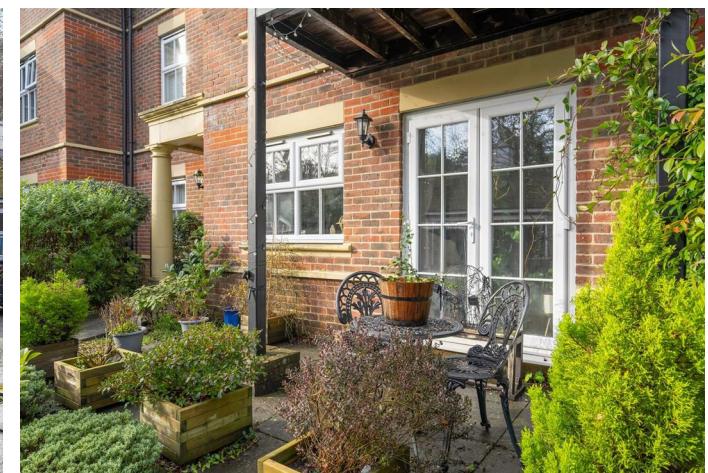
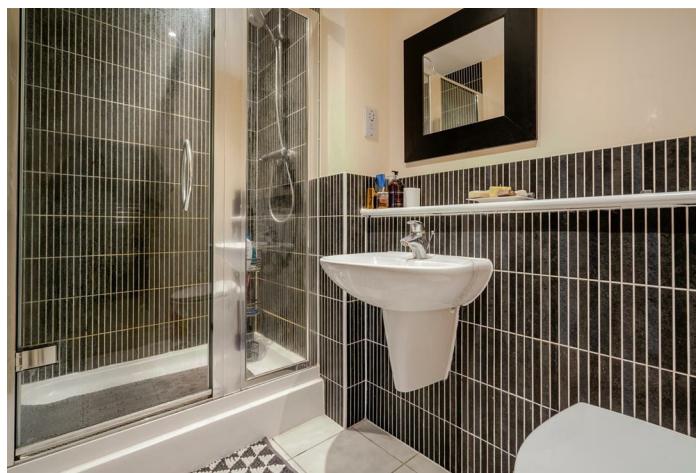
This ground floor apartment has a double aspect living room with dining space and access out to a terrace, kitchen with integrated appliances, principal bedroom with dressing room and en suite bathroom, second double bedroom, shower room and ample storage.

Outside there is a private terrace, allocated parking and a garage.

Ladywood Grange is on Lady Margaret Road, close to the centre of Sunningdale and Sunningdale Golf Club. Other local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Virginia Water Lake, 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 E. Leasehold with 104 years remaining. Service Charge £3,200 pa. Ground Rent £250pa.





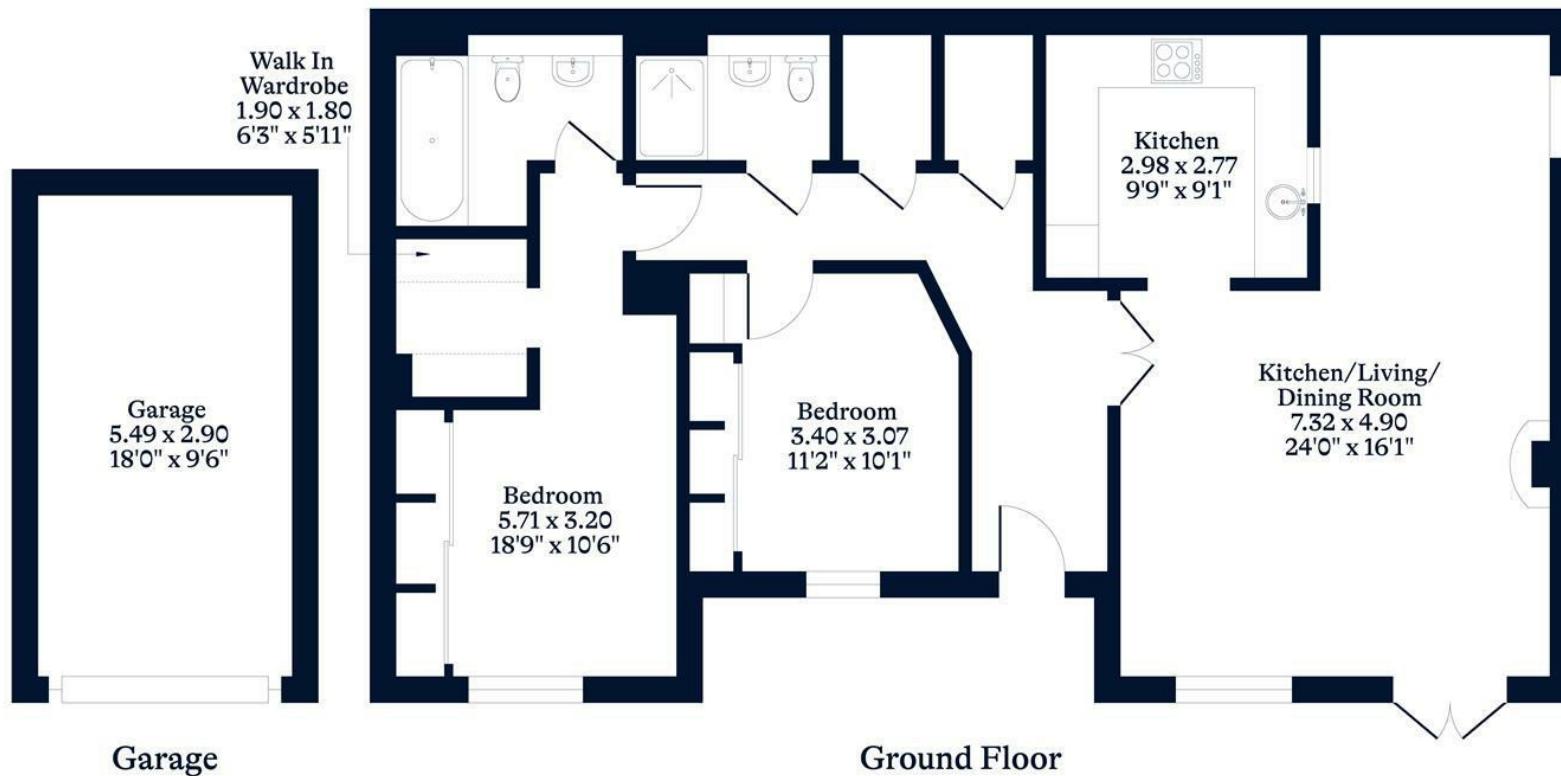
APPROXIMATE FLOOR AREA

Apartment - 90.30 sq m - 972 sq ft
Garage - 15.92 sq m - 171 sq ft
Total - 106.22 sq m - 1143 sq ft
(Gross Internal Area)

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NOT TO SCALE

This plan is for illustration purposes only



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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.

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