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# Cardwell Crescent, *Sunninghill*

OSBORNE HEATH

# A modern two double bedroom, two bathroom apartment with a garage located within a gated development a short walk away from Sunninghill Village.

This top floor apartment comprises a principal bedroom with en suite, further double bedroom, modern bathroom with a jacuzzi bath, modern kitchen with breakfast bar which opens out to the lounge.

The property also has access to the mature communal grounds.

Lytham Court is part of a gated development which 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.

EPC Rating: D. Council Tax Band: C. Service Charge: £900 per annum. Ground rent: £25 per annum

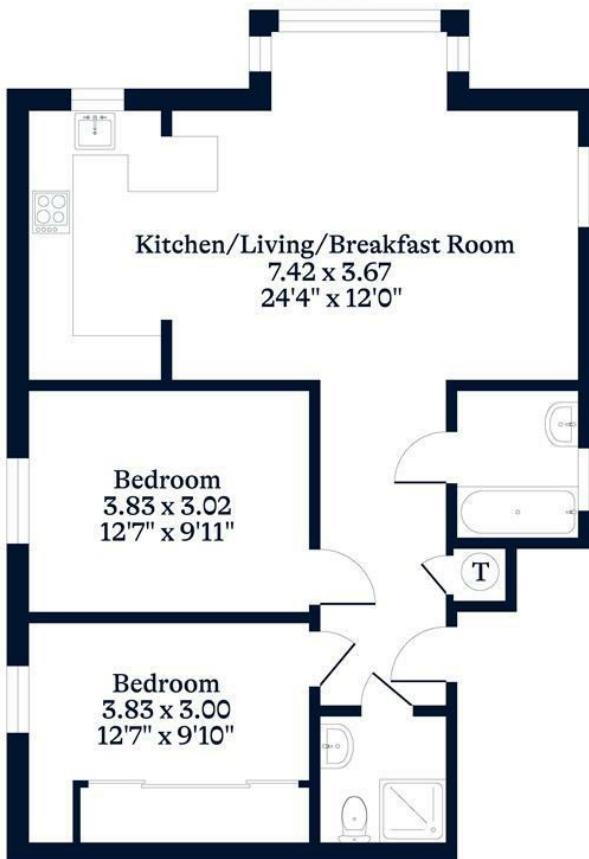




APPROXIMATE FLOOR AREA  
House - 77.50 sq m - 834 sq ft  
(Gross Internal Area)

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NOT TO SCALE  
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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