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Evergreen, *Sunningdale*

OSBORNE HEATH

A modern three bedroom, two bathroom apartment in a gated development with underground parking and no onward chain.

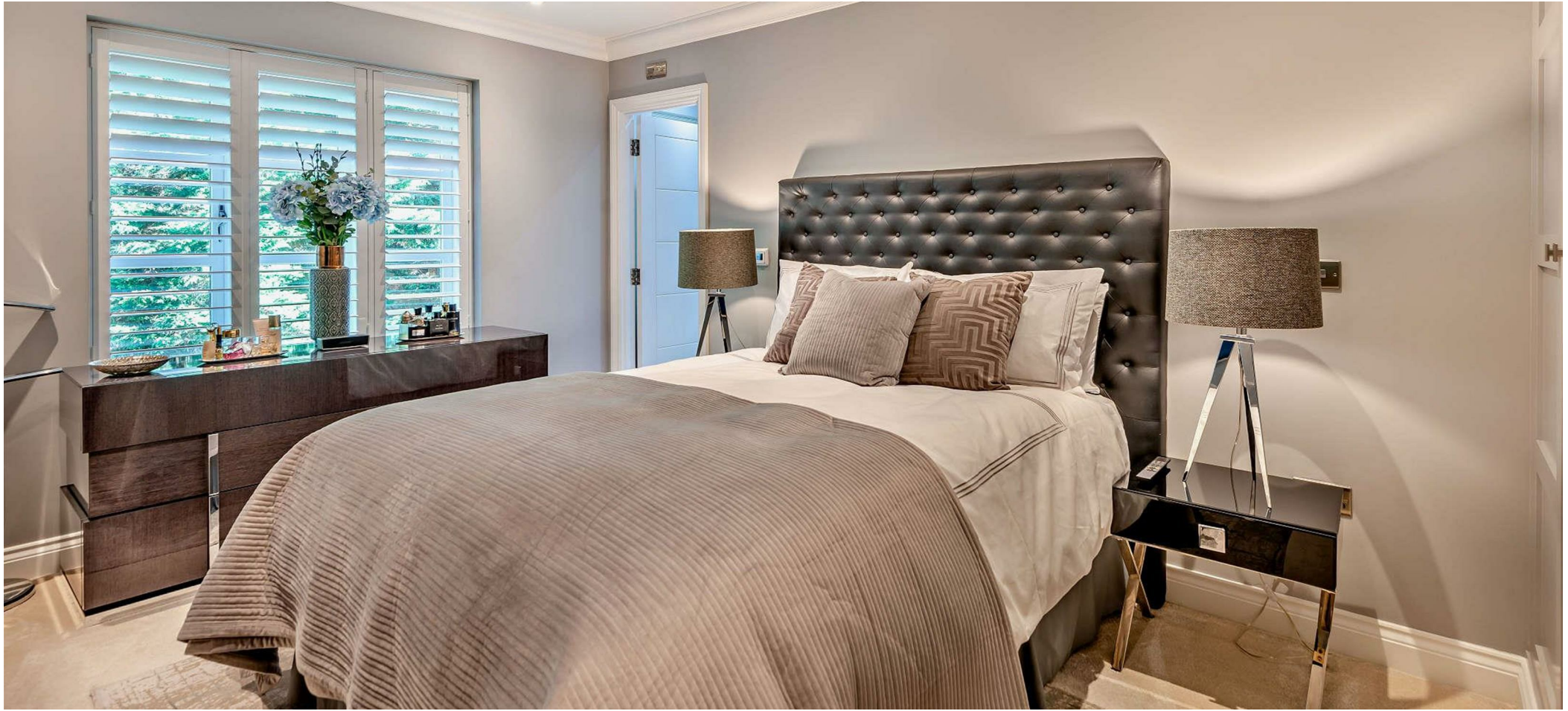
This first floor apartment has a principal bedroom with built-in wardrobes and an en suite, further double bedroom with built-in wardrobes, bathroom, third bedroom currently used as a study, fully integrated kitchen, and a living and dining room with a media unit and French doors leading out to the balcony which overlooks woodlands.

The apartment has underfloor heating, concrete flooring, a lift, and three allocated parking spaces, one of which is located underground where with is also a store.

Evergreen is a private gated development 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 B. Council Tax band E. Service Charge £4,500 pa. Ground Rent £15 Opa. Underground parking and store rental £500 pa.

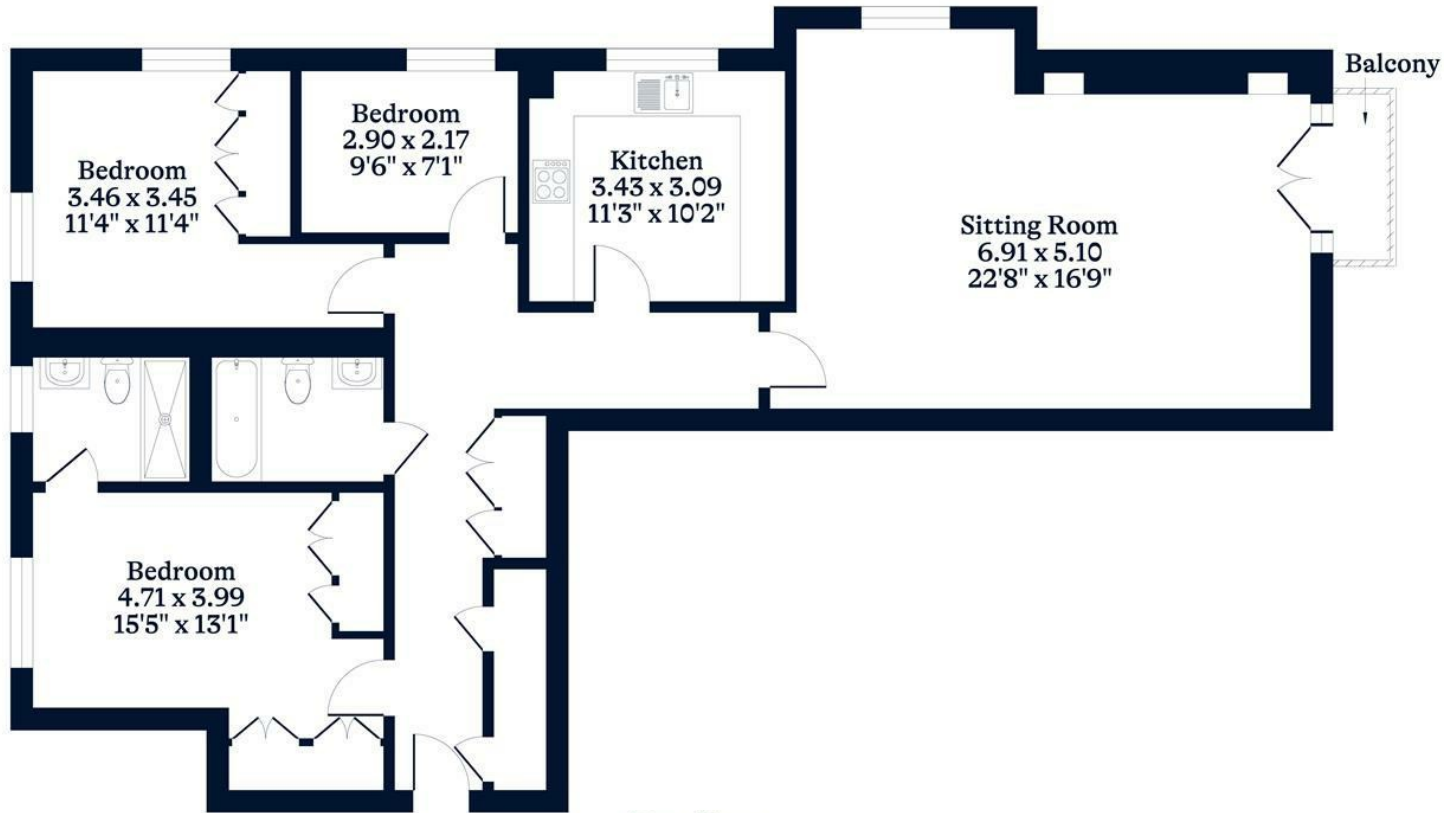




APPROXIMATE FLOOR AREA
Apartment - 111.00 sq m - 1190 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



First Floor

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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