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Burnham House, *Sunningdale*

OSBORNE HEATH

A two bedroom, two bathroom ground floor apartment, plus a separate one bedroom cottage, with a garage, private garden and no onward chain.









This ground floor apartment has a living room with a log burning stove, dining room, kitchen with breakfast area, utility room, two double bedrooms and two bathrooms.

The cottage is a separate dwelling with a living room, kitchen, double bedroom and a bathroom.

There is also a garden studio with a shower room.

Outside there is allocated parking, a garage and side access to a private garden.

Burnham House is located on Station Road in the village of Sunningdale. Nearby schools include Charters, Holy Trinity, The Marist, Sunningdale and St Francis. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Sunningdale Park, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale is less than one mile away and runs trains to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. EPC rating C (The Cottage). Council Tax band F. Council Tax band C (The Cottage). Share of Freehold with 934 years remaining. Ground Rent Peppercorn. Service Charge £0.





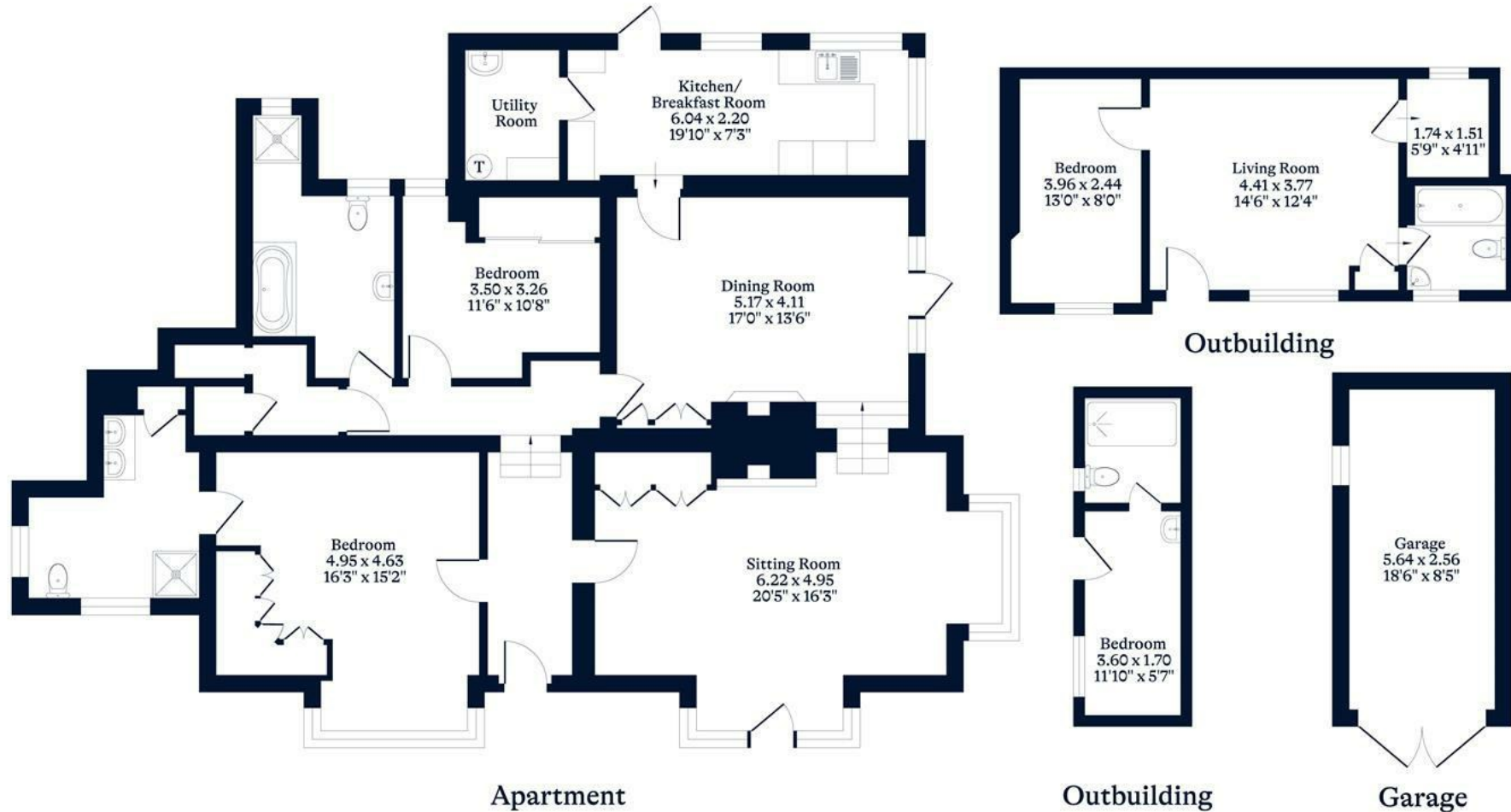
APPROXIMATE FLOOR AREA

Apartment - 144.00 sq m - 1550 sq ft
Garage - 15.00 sq m - 161 sq ft
Outbuilding - 42.00 sq m - 452 sq ft
Total - 201.00 sq m - 2163 sq ft
(Gross Internal Area)



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.

