Available immediately

Furnished, £18,000 pcm  + £285 inc VAT tenancy paperwork fee and other charges apply.*
CHARTERS, CHARTERS ROAD, SUNNINGHILL, BERKSHIRE, SL5 9QZ
£18,000 pcm Furnished

4 bedrooms • 4 reception rooms • 5 bathrooms • entertaining room • roof terrace • leisure facilities and Concierge service • underground parking • furnished • available immediately • EPC Rating = G • Council Tax = H

Situation
Charters enjoys a magnificent elevated and secluded position, between Ascot and nearby Sunningdale, which offers shops for day to day needs including Waitrose. Rail connections to London (Waterloo) are available from Sunningdale. Road connections are good with the M3, M4 and M25 (leading to Heathrow and Gatwick Airports) available. The area offers an array of fashionable boutiques, bistros, brasseries and traditional country pubs. Leisure facilities in the area include Polo at the Royal County of Berkshire Polo Club, Guards Polo Club and Coworth Park. Golf at Wentworth, Sunningdale, The Berkshire and Swinley Forest. Racing at Ascot, Windsor, Kempton, Sandown, Epsom and Newbury. Rowing at Dorney Lake and on the stretches of the River Thames. Top public schools nearly include Eton College, Heathfield School, Sunningdale, St George’s and St Mary’s Ascot. The property is also convenient for TASIS and ACS Egham.

Description
Parkins on is a unique property in a world class development, combining the period charm of a 1930s Grade II listed country house with superb modern fixtures and fittings. Accommodation is arranged over three floors, including an extensive roof terrace ideal for entertaining plus private terracing around two sides as well as having 4 underground and 2 above ground parking spaces. (More detailed brochure available on request).

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
FLOORPLANS

Gross internal area: 5198 sq ft, 482.9 m²
Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £382 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and planning applications. 

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.