



1 Turnberry,

Whinshill Court, Sunningdale, Berkshire. SL5 9RU.

BARTON · WYATT

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Set in one of Sunningdale's finest locations adjoining Sunningdale Heath golf course.

- ◇ An immaculately presented ground floor apartment
- ◇ Prestigious gated development
- ◇ Eat in kitchen / breakfast room
- ◇ Recently refitted bathrooms
- ◇ Elegant communal hall
- ◇ Generous, well proportioned rooms
- ◇ Private patio overlooking the communal gardens
- ◇ Large, single garage
- ◇ Views over the communal gardens and towards Sunningdale Heath golf course

Local Amenities

Turnberry House is situated in a gated development within a stone's throw, and enjoying views of, Sunningdale Golf Course. It is conveniently situated for local amenities and is only a short distance from Sunningdale village centre with its shops catering for day-to-day needs, a Waitrose store, restaurants and a train station. The towns of Windsor, Camberley, Guildford and Reading offer more extensive shopping and leisure facilities and are within easy reach.

The property is well placed for commuting with rail links available to London from Sunningdale and Ascot stations. The M3 (J3) and the M25 (J13) provide good road links to London, the West Country, Heathrow and Gatwick Airports.

There are numerous leisure facilities in the area including golf at Sunningdale, Wentworth, Swinley Forest and The Berkshire, racing at Ascot and Windsor, in addition to polo at Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club. Excellent spa facilities may be enjoyed at Pennyhill Park, Coworth Park, Wentworth, Foxhills and The Berystede. Virginia Water Lake, Savill Garden, Windsor Great Park, Windsor Castle and Legoland, all provide good days out for all the family. The area boasts numerous excellent schools including Wellington College, St. Mary's, St. George's, Papplewick, The Marist Schools, Woodcote House, Hall Grove and Coworth Flexlands. For international schooling, TASIS (The American School) and ACS (American Community School) are within easy reach.

Fixtures and Fittings

Carpets, curtains, light fittings and integrated appliances included in the sale.

Services

The property has mains gas, electricity, water and mains drainage.

Local Authority

Royal Borough of Windsor & Maidenhead +44 (0) 1628 683800

Energy Rating

C80

Tenure

Share of freehold. The length of the lease is 125 years from 1 January 1990.

Council Tax Band

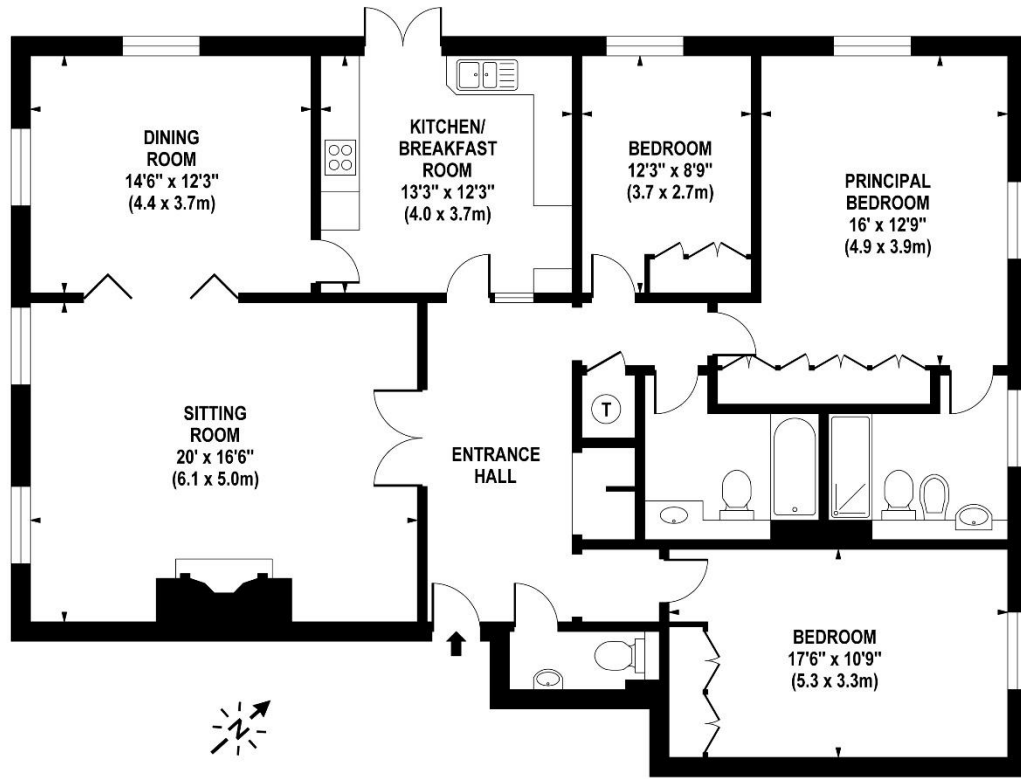
Band H

Service Charge

£5,992 per annum plus £1,120 as an annual levy to boost the sinking funds.





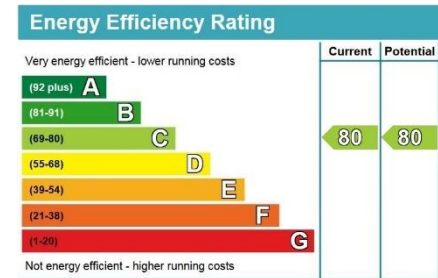


GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1629 SQ FT / 151 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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