



The Penthouse,
Whinshill Court, Sunningdale



A magnificent penthouse apartment situated in one of Sunningdale's finest locations.

**The Penthouse,
Whinshill Court, Sunningdale
SL5 9RU**

- ◆ Prestigious address with views over the golf course
 - ◆ Generous room sizes throughout
- ◆ Good sized terrace off the drawing room and master bedroom
 - ◆ Lift access directly into the penthouse
 - ◆ Oversized single garage
 - ◆ Manicured communal gardens
 - ◆ Secure gated entry

Situation

Located in one of Sunningdale's premier roads, the property combines the advantages of country living with the convenience of excellent transport links and easy access to London, the motorway network and Heathrow Airport. Shops catering for day-to-day needs are available in Windlesham, Sunningdale, Ascot and Virginia Water, whilst the towns of Windsor Ascot Racecourse, Wentworth Clubhouse and Guildford offer more extensive amenities.

The local area benefits from several exceptional restaurants and pubs.

There are excellent schools in the area, including St. Mary's School, Heathfield, St. George's, Eton College, Wellington College, Lambrook Prep School, Hall Grove, Papplewick, The ACS International and TASIS.

The world-famous Sunningdale Golf Course and Wentworth is located only a short distance away.

Polo is available at Ascot Park, Guards Polo Club and the Royal Berkshire Polo Club and there is horse racing at Ascot and Windsor. Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills.



Additional Information

Postcode: SL5 9RU

Tenure: Share of Freehold

Council Tax Band: H

Local Authority: Windsor & Maidenhead Borough Council

Service Charge: Annual Service Charge Applies

Services: The property has mains electricity, gas, water, and drainage services.

Fixtures and Fittings: All Carpets, curtains and light fittings by negotiation.

Viewing: Strictly by appointment with Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

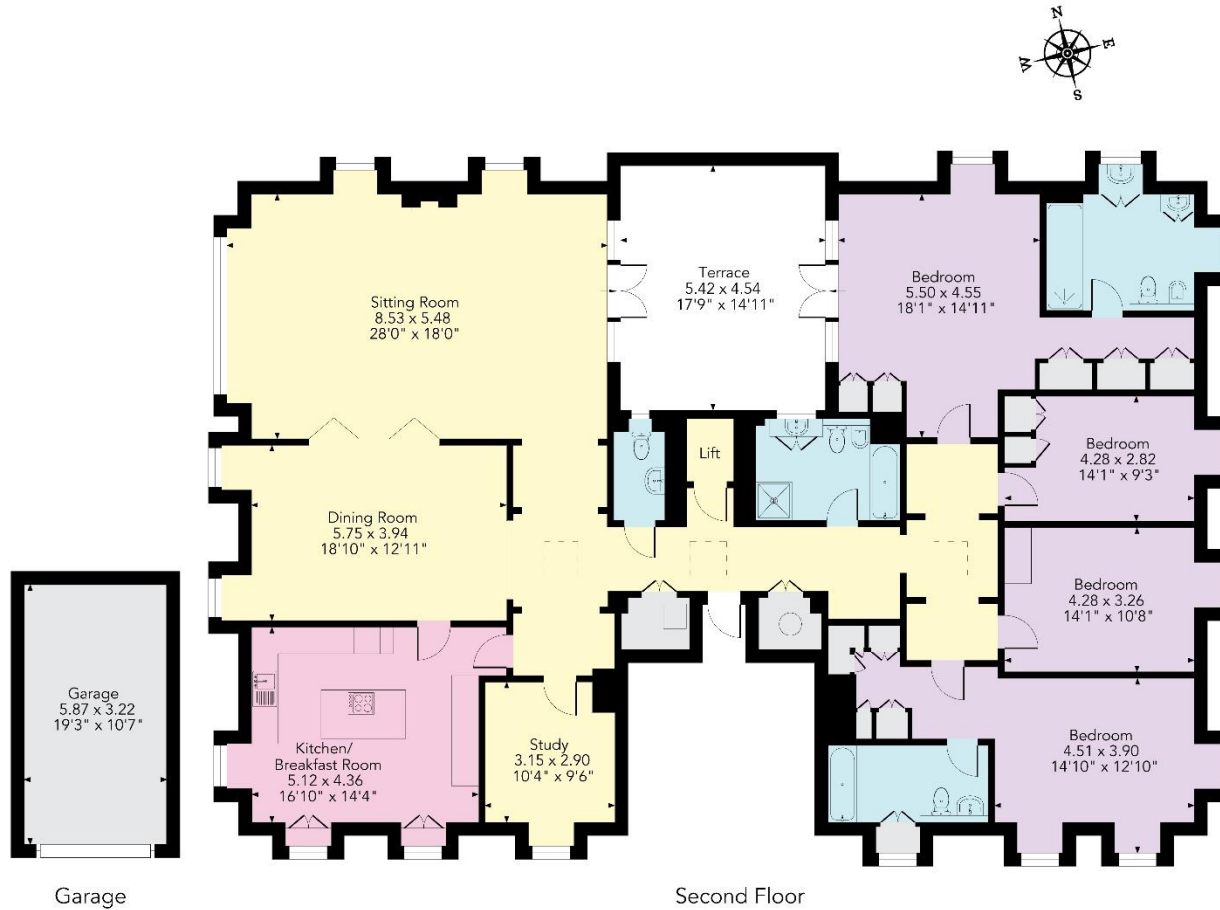
A copy of the full Energy Performance Certificate is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		80	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Gross Internal Area (approx)
Apartment - 265.01 sq m - 2853 sq ft
Garage - 18.90 sq m - 203 sq ft
Total - 283.91 sq m - 3056 sq ft

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.



BARTON · WYATT

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