



BRECKENRIDGE LETTINGS

Beech Hill Road, Sunningdale, SL5



This charming and completely refurbished semi detached cottage is available for a long term let. Superb location as within walking distance to Sunningdale Station and shops.

Available - Immediately

£2200 Per Calander Month

Unfurnished



BRECKENRIDGE LETTINGS

- Two Double Bedrooms
- Two Bathrooms
- Drawing Room
- Dining Room
- Large Studio/Office
- Garden and Patio





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(90-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 51, Potential 79

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: contact.us@breckenridge-lettings.co.uk

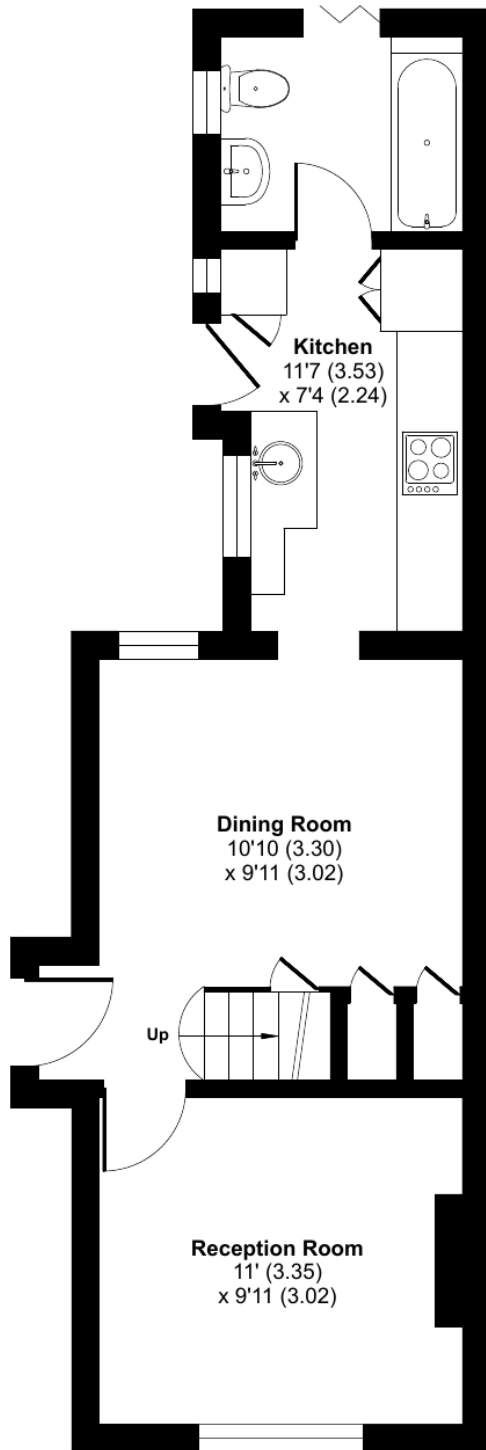
Beech Hill Road, Ascot, SL5

Approximate Area = 702 sq ft / 65.2 sq m

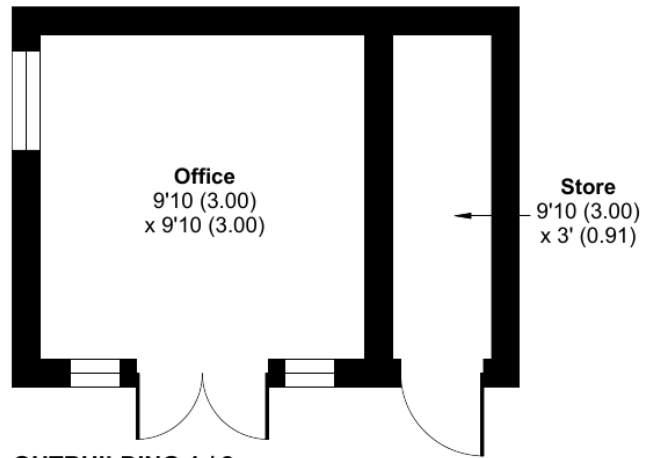
Outbuilding = 127 sq ft / 11.8 sq m

Total = 829 sq ft / 77 sq m

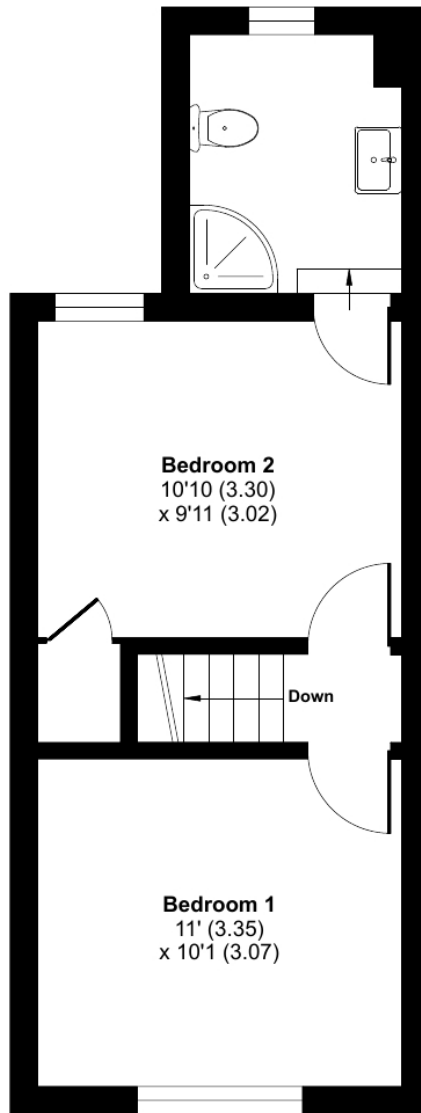
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING 1 / 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Breckenridge Lettings Ltd. REF: 1020306