



BRECKENRIDGE  
LETTINGS



**Gardeners Cottage, Linnet Drive, Sunningdale SL5**



A brand new 1 bedroom bungalow located in the Berkley Homes development of Sunningdale Park. The property has wonderful views over parkland and ample parking

Available - Immediately

**£1995 Per Calendar Month**

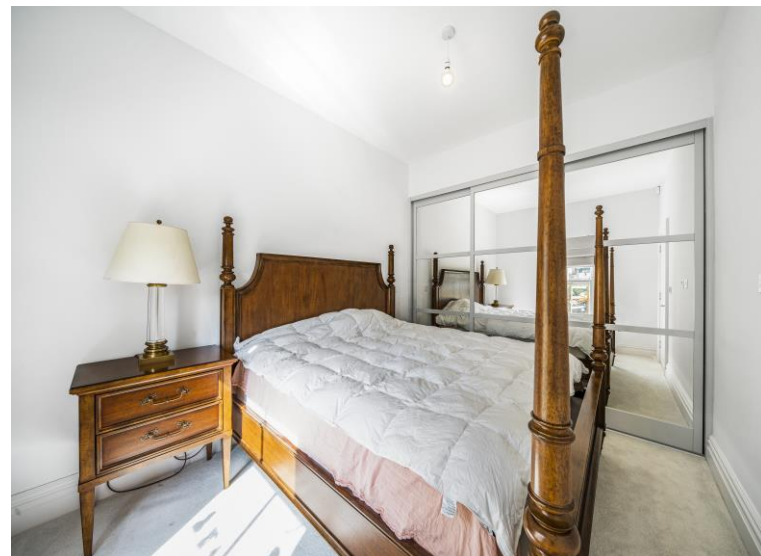
**Fully Furnished**





# BRECKENRIDGE LETTINGS

- Brand New Bungalow
- One Bedroom
- Spacious Kitchen/Breakfast Room
- Garden
- Ample Parking
- Views over parkland





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

Energy Efficiency Rating: Current 81, Potential 97  
Environmental Impact (CO<sub>2</sub>) Rating: Current A, Potential A

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.

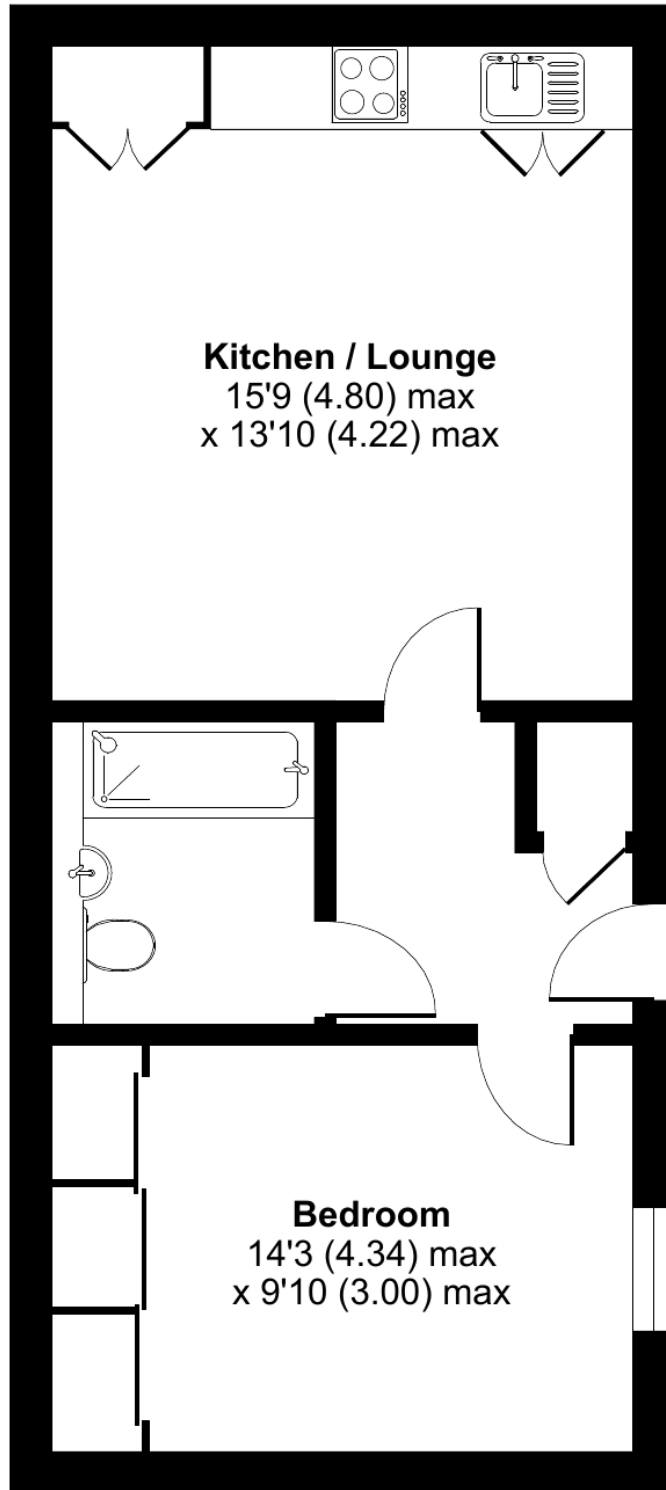
These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

# Linnet Drive, Ascot, SL5

Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Breckenridge Lettings Ltd. REF: 1102939