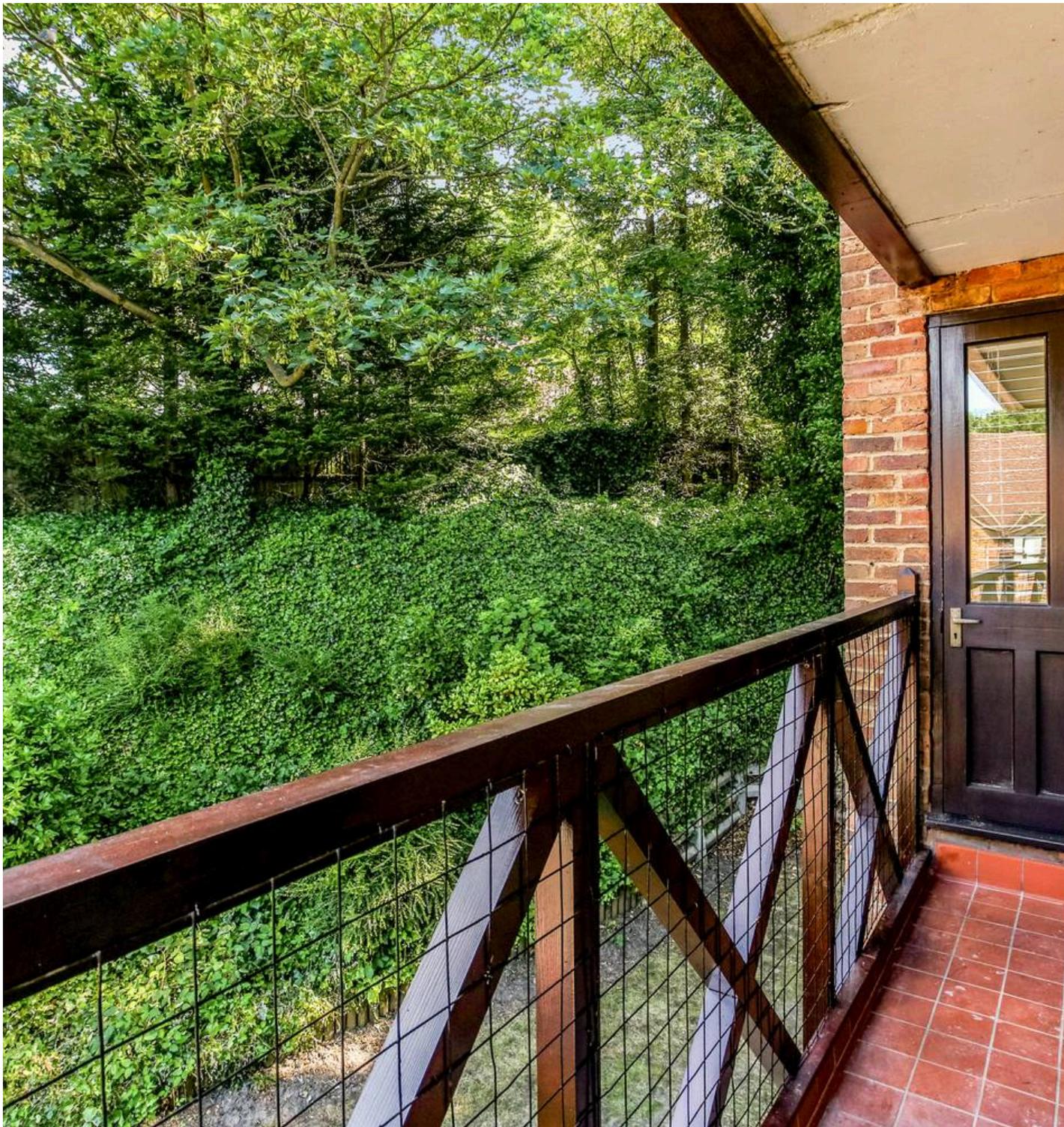


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**Sunning House Lower Village Road, Sunninghill**  
Guide Price £290,000

**OSBORNE HEATH**



This first floor apartment is tucked away at the back of the building with a secluded balcony.

There is a double aspect reception room, separate kitchen, bathroom and two bedrooms with built-in wardrobes. The balcony can be accessed from the reception room and the master bedroom.

Sunning House is within the gated development of Village Mews, off Lower Village Road. Each property has allocated parking and there is further parking for visitors. There are also small communal gardens. Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.



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# Sunning House Lower Village Road

## Sunninghill

- First Floor Apartment
- Two Double Bedrooms
- Balcony
- Allocated Parking
- Gated Complex
- Walking Distance to Sunninghill Village

Council Tax band: D

Tenure: Leasehold

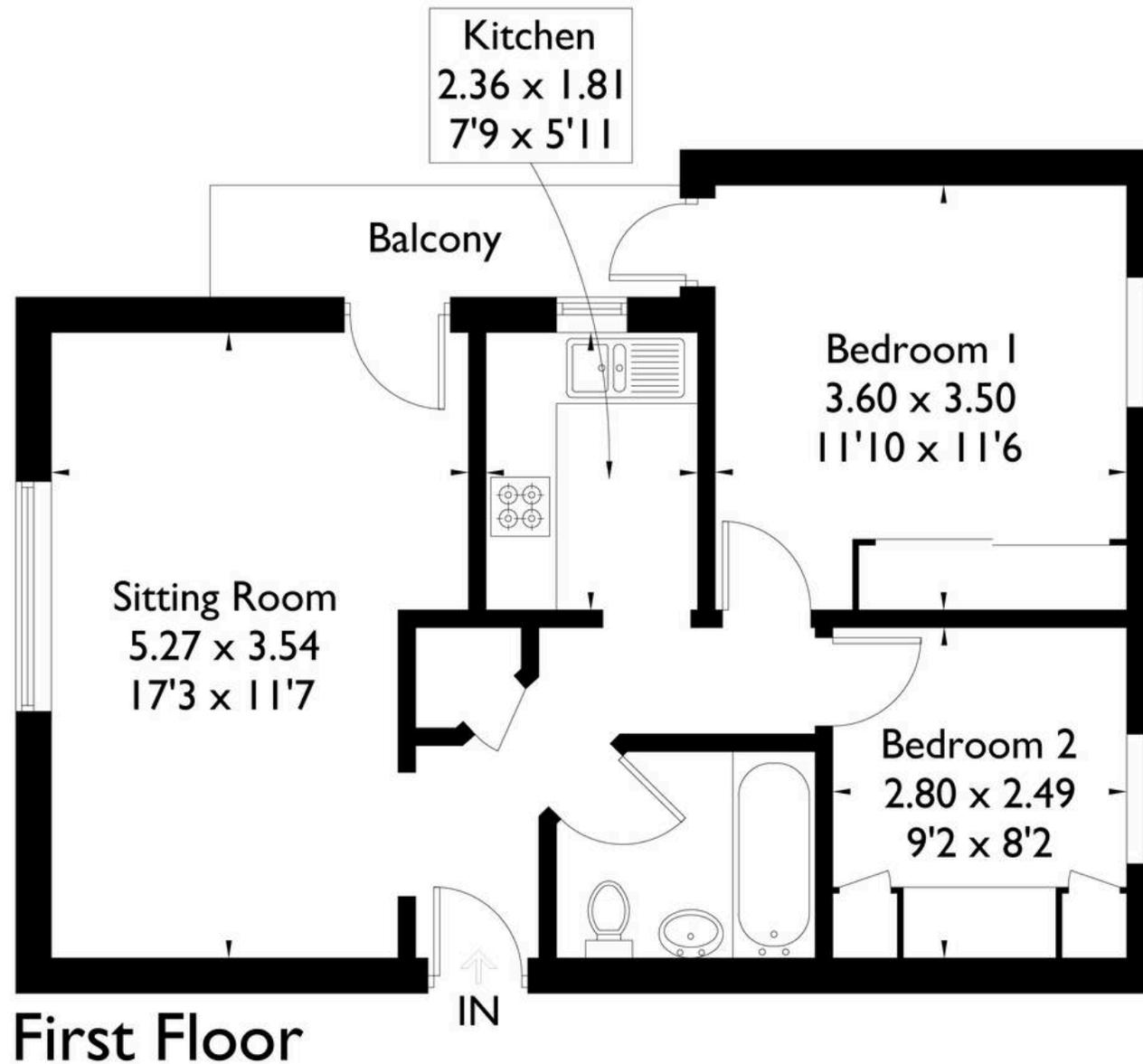
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# Lower Village Road, Ascot, SL5

Approximate Gross Internal Area = 53.2 sq m / 573 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.