



**BEEHCROFT CLOSE
SUNNINGHILL, BERKSHIRE, SL5 7DB**

Unfurnished, £5,000 per month + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available immediately



BEEHCROFT CLOSE

5 bedrooms • 4 bathrooms • 2 reception rooms •
Kitchen/breakfast/family area • Study • Utility • 2
cloakrooms • Double garage • Unfurnished •
Available immediately

EPC Rating = B Council Tax = G

Situation

The property lies in the village of Sunninghill which is conveniently located for Ascot and Sunningdale. Further leisure and shopping facilities may be found in the towns of Windsor and Camberley. Rail connections to London (Waterloo) are available from Sunningdale and Ascot. Road connections are good with the M25 available, which in turn provides access for the M4, M3 and Heathrow Airport. Sporting activities include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing and polo fixtures are held at Ascot Race Course and Smith's Lawn. Windsor Great Park provides opportunities for horse riding, cycling and walking. Health clubs in the area include The Spa at Coworth Park, Pennyhill Park Health Club & Spa, Wentworth Club and the MacDonald Berystede. The area is well served for schools, notably Eton College, Wellington College, Papplewick, Hall Grove, St George's and St Mary's in Ascot, The Marist Schools, Coworth-Flexlands and the ACS in Egham.

Description

Set in a new gated development of townhouses this semi detached property offers flexible luxury accommodation set over four floors. The lower ground floor offers a kitchen/family area with French doors leading to the garden, utility, cloakroom and access to the integrated double garage. On the ground floor the entrance hall leads on to the sitting room with Juliette balconies overlooking the garden, separate dining room and cloakroom. The first floor boasts a bedroom suite with dressing room and en suite bathroom, one further bedroom, family bathroom and study. The second floor hosts the Master bedroom suite with its two dressing rooms and en suite bathroom, two further bedrooms and a family bathroom.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



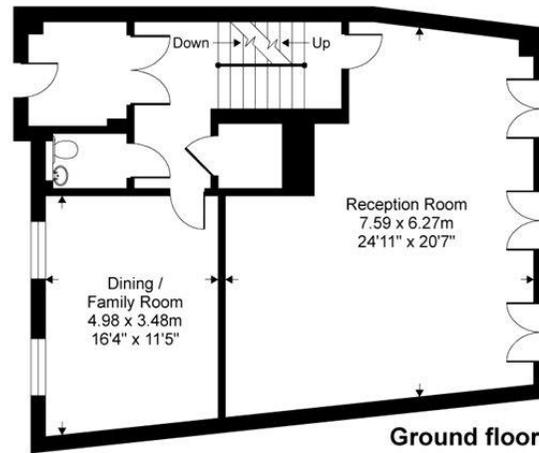
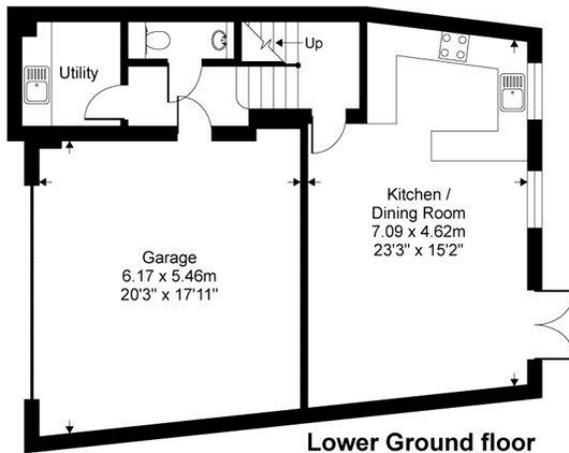
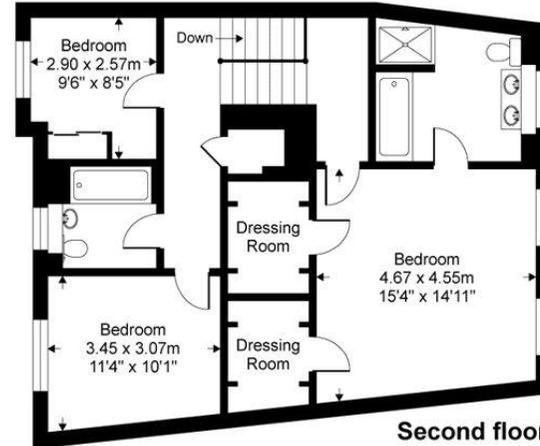
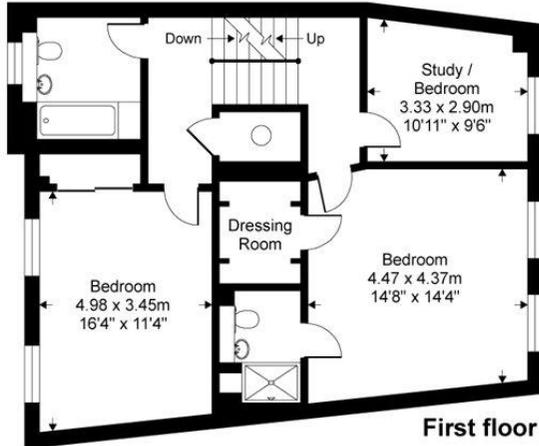
Beechcroft Close, Ascot, SL5

Gross internal floor area (approx):

320.4 sq m / 3449 sq ft (Includes garage)

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 3449 sq ft, 320.4m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee - charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area maybe affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.

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Sunningdale Lettings

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