SUMMERWOOD, CHARTERS ROAD, SUNNINGDALE, BERKSHIRE, SL5 9SQ

Unfurnished, £9,000 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*
Available from 10 September
SUMMERWOOD, CHARTERS ROAD,
SUNNINGDALE, BERKSHIRE, SL5 9SQ
£9,000 pcm Unfurnished
• 6/7 bedrooms • 4/5 reception rooms • 6 en suite
bath/shower rooms • kitchen/breakfast room • 2 utility
rooms, 2 cloakrooms and top floor kitchenette • double
garage with studio above • unfurnished • available 10
September • EPC Rating = B • Council Tax = H

Situation
Sunningdale itself offers a range of independent, specialist
and high street shops, along with a major supermarket. The
towns of Windsor, Guildford, Camberley and Reading offer a
greater choice of retail facilities along with theatre, cinema
and leisure complexes. Transport links are good with a rail
service to London (Waterloo) available from Sunningdale.
The M3 can be accessed at J3, the M25 at J13 leading to
Heathrow Airport and Terminal 5, the M4, central London
and the motorway network beyond. Sporting activities include
golf at Sunningdale, Wentworth, racing and polo fixtures are
held at Ascot Race Course and Smith's Lawn. Virginia
Water and Windsor Great Park provide 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 American Community School in Egham.

Description
This centrally located executive home arranged over three
floors offers a wealth of flexible accommodation. The
entrance hall on the ground floor leads on to 4 reception
rooms, kitchen/breakfast room, utility room and cloakroom.
Stairs rise to the second floor with four bedrooms all with en
suite bath/shower rooms and three with dressing rooms. The
top floor has two further bedrooms with en suite shower
rooms another bedroom/ reception room and kitchen.
Externally there is driveway parking with access to a double
garage with studio above and enclosed garden to the rear of
the property.

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

Viewing
Strictly by appointment with Savills.
FLOORPLANS

Gross internal area: 672.7 sq ft, 7242 sq m²
Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant £285 (inc VAT), £39 (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 £382 (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 and planning applications.

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