



# BRECKENRIDGE LETTINGS

**Sunning Avenue, Sunningdale, SL5**



A truly charming character converted coach house set in the most desirable location. This lovely property offers superb flexible accommodation with private enclosed garden and is within easy walking distance to Sunningdale Shops and Station. Virtual Tour Available <https://my.matterport.com/show/?m=XfmTDf1LGAY>

Available - 03/05/2024

**£5950 Per Calendar Month**

**Unfurnished**





## BRECKENRIDGE LETTINGS

- Five Double Bedrooms
- Four Bathrooms
- Three Reception Rooms
- Large Conservatory
- Utility Room
- Private Enclosed Garden







| 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) 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                     |         |                                                | EU Directive 2002/91/EC                                         |         |           |

Energy Efficiency Rating: Current 47, Potential 78

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.

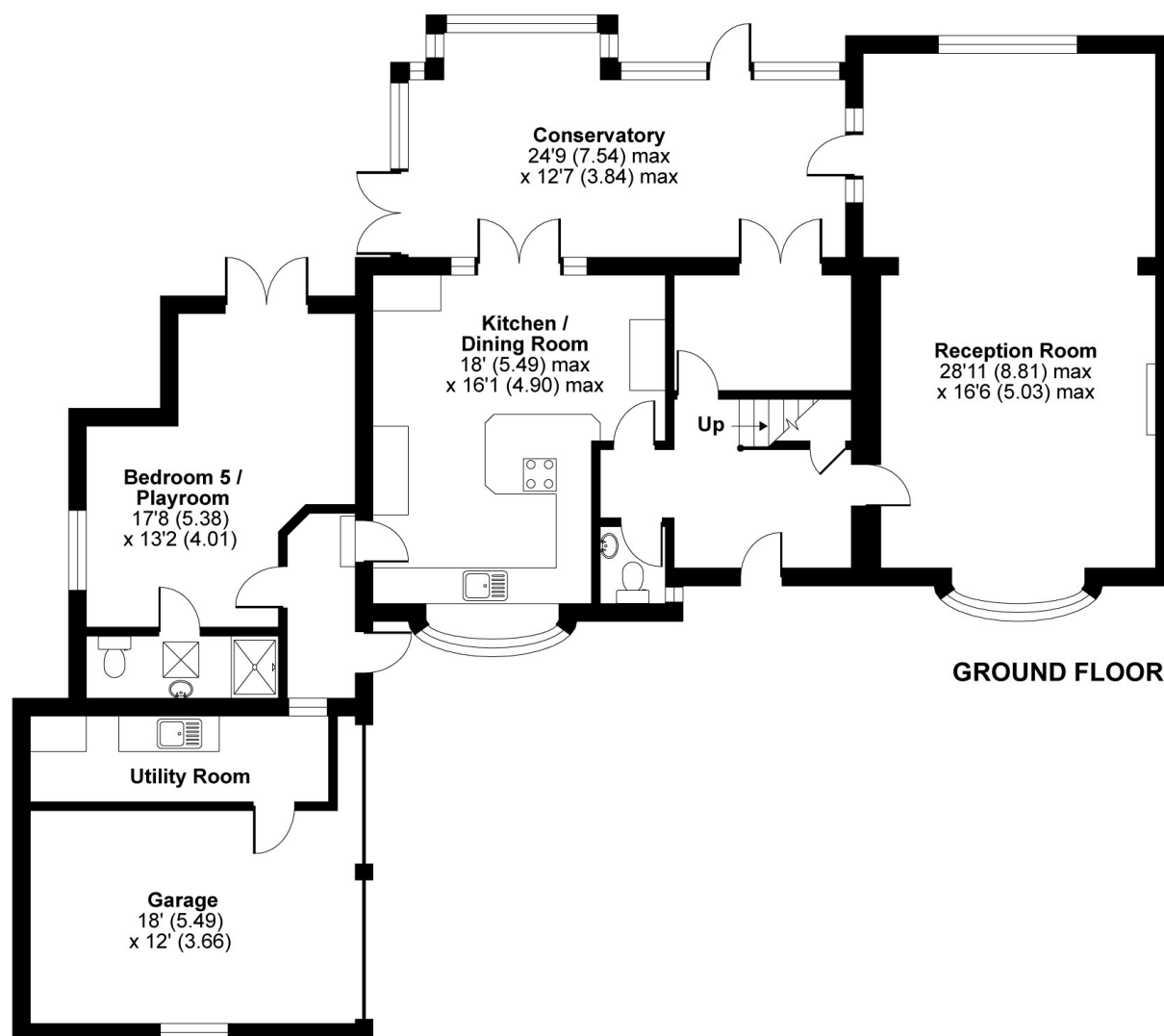
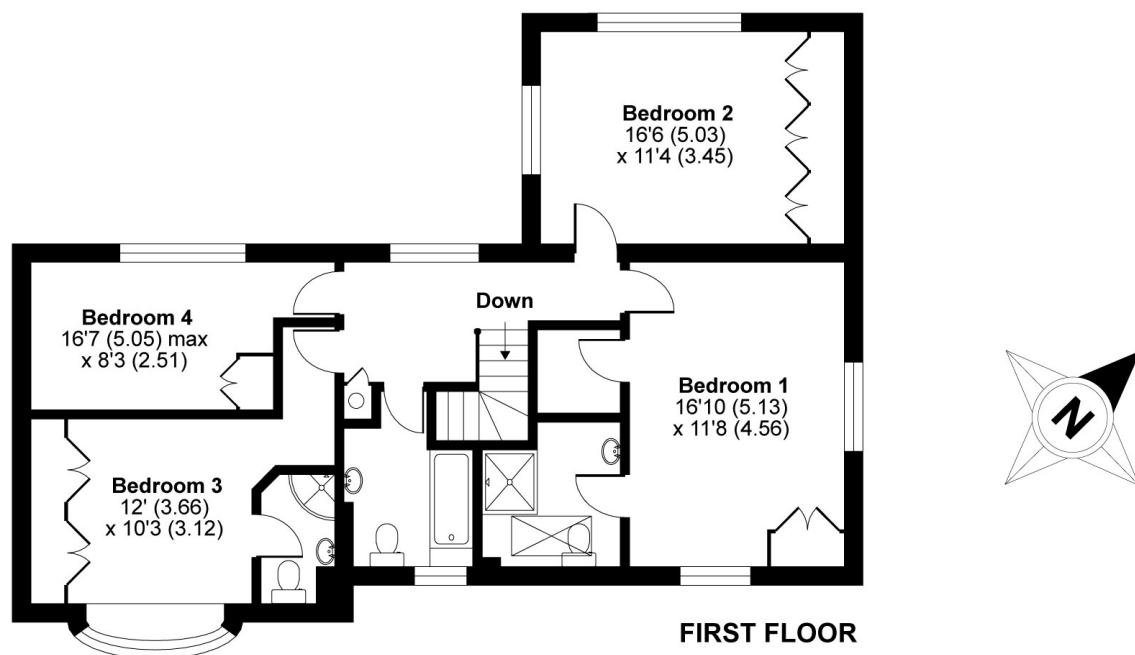
These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

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



# Pine Acre Cottage, Sunning Avenue, Ascot, SL5

APPROX. GROSS INTERNAL FLOOR AREA 2926 SQ FT 271.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.