

**HOWLANDS**  
SALES & LETTINGS  
*Established 2009*



**Windlemere, Westwood Road, Windlesham, Surrey, GU20 6NB**

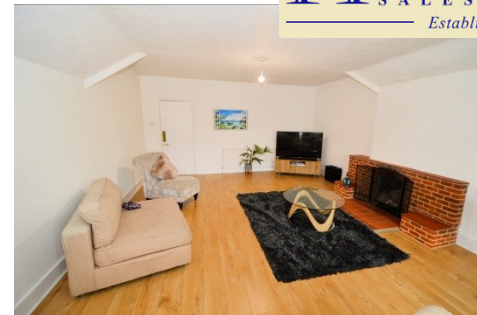
**TO LET £1,800 pcm**



- \* A SPACIOUS TOP FLOOR FLAT
- \* A VERY PRIVATE AND UNIQUE LOCATION
- \* SPACIOUS LOUNGE WITH VIEWS OVER THE GARDENS
- \* LARGE KITCHEN/BREAKFAST ROOM
- \* LUXURY BATHROOM WITH SEPARATE SHOWER
- \* EXCELLENT MAIN BEDROOM WITH WALK-IN WARDROBE
- \* SUPERB SIZE SECOND DOUBLE BEDROOM
- \* GOOD SIZE STUDY/THIRD BEDROOM
- \* USE OF 25 ACRES OF BEAUTIFUL GARDENS WITH A LAKE
- \* SECURITY GATED DRIVEWAY ENTRANCE
- \* SHORT DRIVE OF WINDLESHAM AND SUNNINGDALE
- \* GOOD ROAD LINKS TO M3 & A30 LONDON ROAD
- \* COUNCIL TAX BAND E (£2,772.08 pa PAYABLE 2024/25)
- \* AVAILABLE TO MOVE IN MID TO END AUGUST



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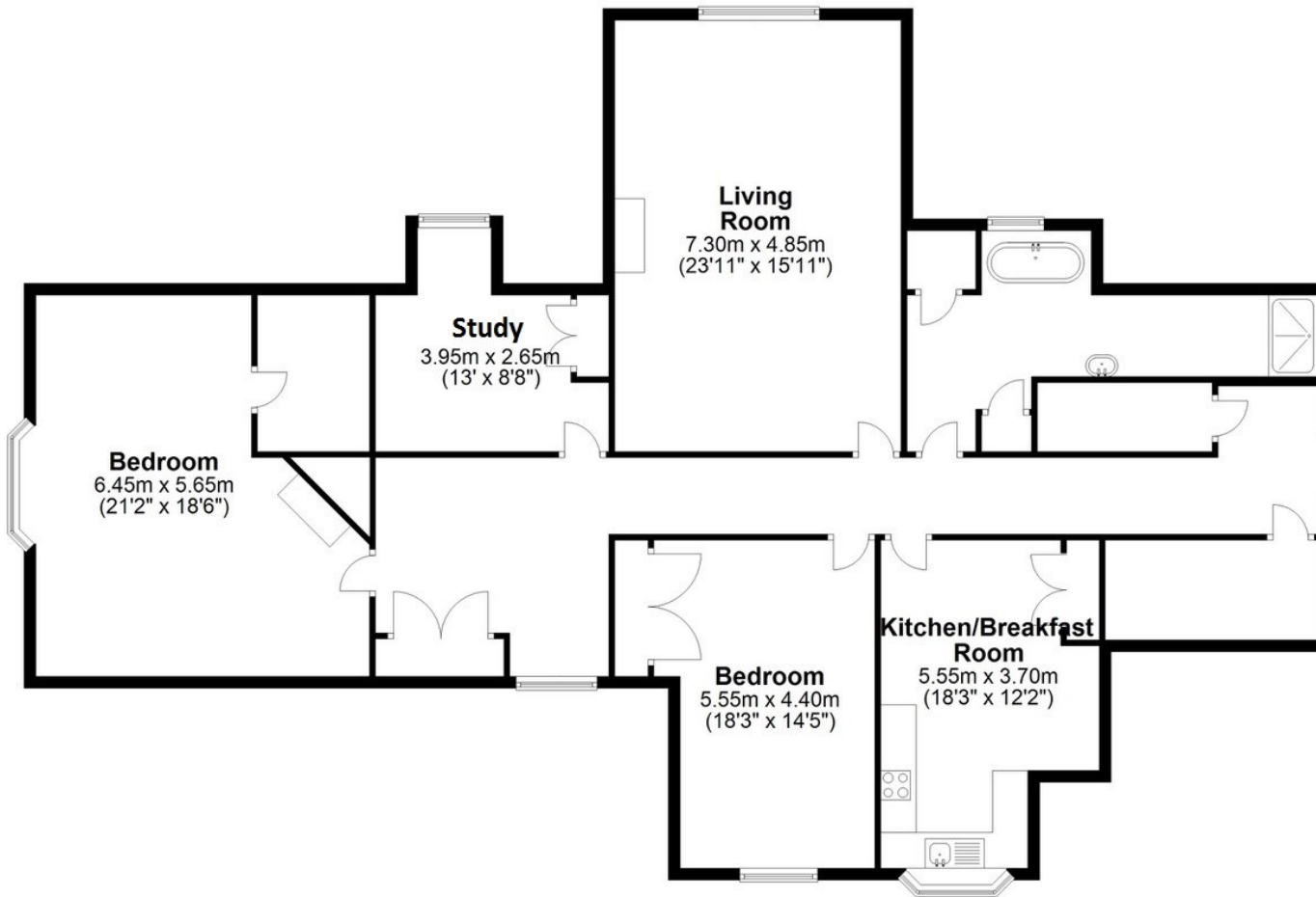






## Second Floor

Approx. 186.4 sq. metres (2006.8 sq. feet)



Total area: approx. 186.4 sq. metres (2006.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan and measurements of areas, we do not accept any responsibility for any errors, omissions or misstatements. The services, facilities and appliances listed in this specification have not been tested and we cannot make any guarantee as to their operating safety or their efficiency.

- \* Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.
- \* Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.
- \* Any electrical and gas appliances are not tested.
- \* Sizes given are maximum approximate dimensions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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### Contact Us

01276 477298

info@howlands-property.co.uk

35 High Street  
Bagshot, Surrey  
GU19 5AF

www.howlands-property.co.uk



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