



Lady Margaret Road Ascot SL5

£1,350 Per Month - Available 28/07/2017

HAMPTONS
INTERNATIONAL

Beyond your expectations

A well presented and spacious two bedroom ground floor apartment located in one of Sunningdale's most sought after roads within walking distance of Sunningdale Village centre and the mainline train station.

Living room | Kitchen | Two bedrooms | Two bathrooms | Communal gardens | Parking | Walking distance to the station.

Description

This well presented and spacious two bedroom ground floor apartment is located in one of Sunningdale's most sought after roads within walking distance of Sunningdale Village centre and the mainline train station. The apartment is one of only five in the block and has the added benefit of private gardens and ample parking. The apartment which has recently been redecorated throughout offers a lounge/dining area with window over looking the front gardens, separate fully fitted kitchen with views over the rear gardens, master bedroom with en-suite bathroom, second double bedroom and family bathroom. There is also a separate drying room which is located at the rear of the development and can be used by all residents. The property could possibly be made available sooner than the

28th July.

Situation

The property is located in Sunningdale village, with its restaurants, bars, Waitrose and mainline station (Waterloo 45 minutes). The M3 and M4 motorway corridors are close to hand as is the M25. There are flights both domestic and international at nearby Heathrow Airport. Attractions in the vicinity include Ascot racecourse, Wentworth golfing estate, Windsor Castle, Legoland, Virginia Water Lake and Savill Gardens. Educational facilities in the area are excellent for children of all ages including Charters and two international schools.

Furnishing

Unfurnished



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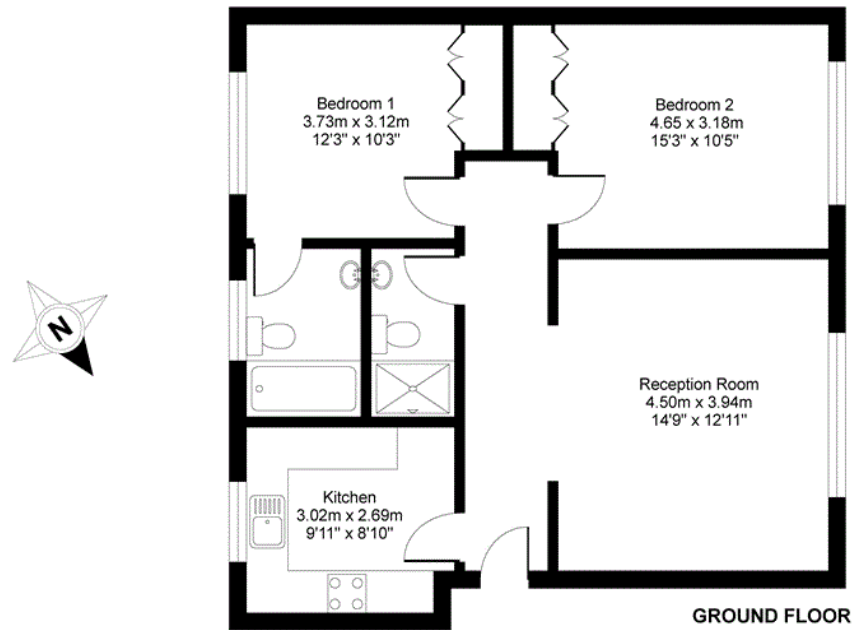
6 Broomhall Buildings

Sunningdale SL5 0DU

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Floorplan



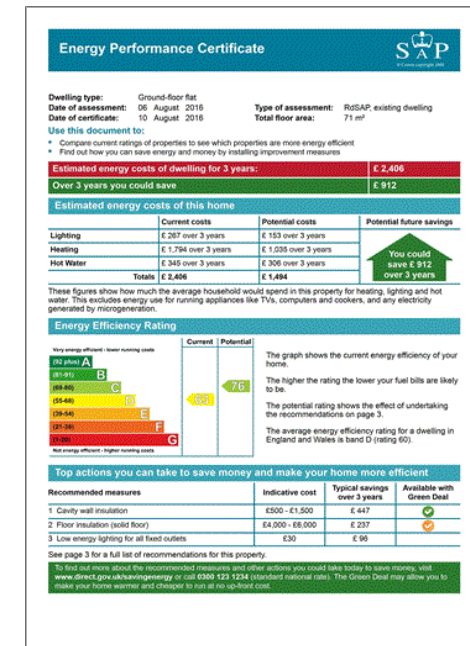
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APPROX. GROSS INTERNAL FLOOR AREA 746 SQ FT 69.3 SQ METRES

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.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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