



# A characterful first floor apartment

**Flat 3, Spring Grove, Charters Road, Sunningdale, SL5 9QB**

Leasehold





First floor • Drawing room • Dining room • Kitchen  
 • Master suite with dressing area and bathroom  
 • 2 further double bedrooms • Family Bathroom  
 • Communal Gardens • Garage • Off street parking

### Description

This superb first apartment offers bright and spacious accommodation, with plenty of character and high ceilings. The property is entered via a communal entrance hall with stairs rising to the first floor where Flat 3 can be found. The spacious entrance hall leads to the drawing room and dining room both of which have large south facing windows, built in storage and overlook the communal grounds. There is a galley kitchen with built in appliances, master suite with dressing area and bathroom, two further double bedrooms with built in cupboards and family bathroom.

The mature communal gardens have an array of colourful bushes and trees, giving a sense of peace and privacy throughout. To the front of the house is the gravelled drive with a generous parking area and the private garaging.

### Situation

The property is convenient to the village of Sunningdale which has a range of shops suitable for daily needs and a mainline station serving London (Waterloo).

By road, Central London is about 25 miles away and is easily reached via the M3, M25 and the M4. Heathrow Airport is about 11 miles away.

There is a good choice of independent and state schools including Charters, Sunningdale, Hall Grove, The Marist Schools and Coworth-Flexlands, ACS and TASIS in Egham.

Sporting and leisure facilities include golf clubs at Wentworth and Sunningdale, racing at Ascot and polo at Smith's Lawn. Virginia Water Lake and Windsor Great Park provide walking and cycling opportunities.

### Tenure

Leasehold (999 years from 29 September 1971)

### Local Authority

Windsor and Maidenhead Borough Council

### Energy Performance

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

### Viewing

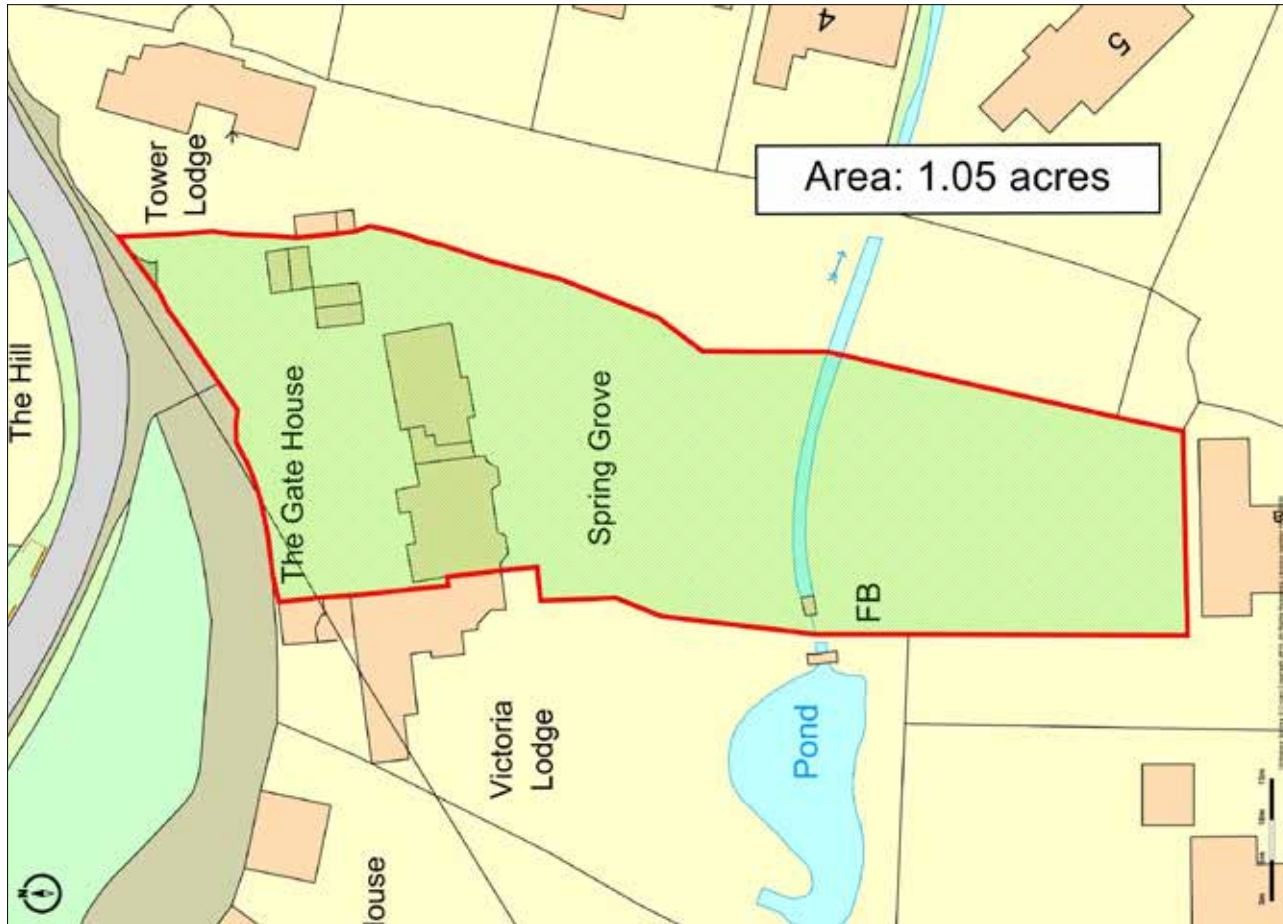
Strictly by appointment with Savills.

### Agent Note

We wish to inform prospective buyers of this property that the seller is a relative of an employee.







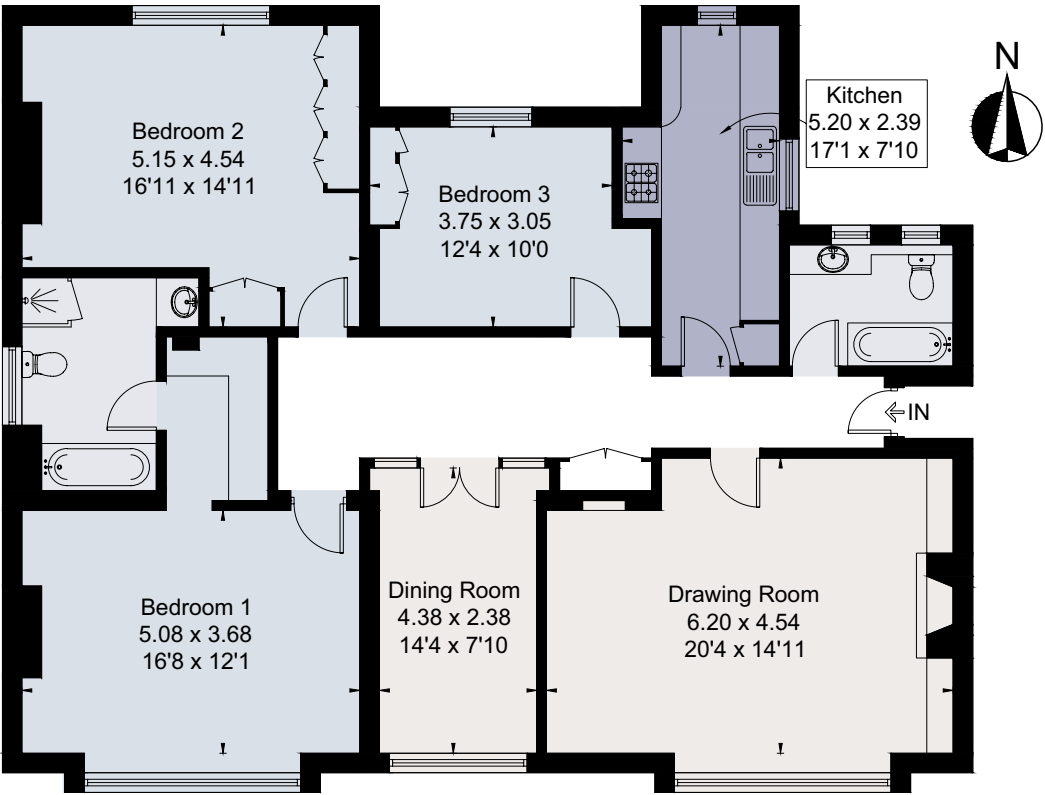
**Flat 3, Spring Grove, Charters Road, Sunningdale, SL5 9QB**  
**Approximate Area** 142.2 sq m / 1531 sq ft



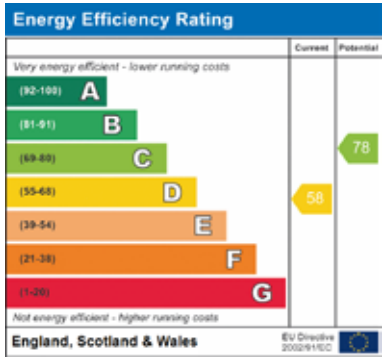
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First Floor



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