



# A top floor apartment in Sunningdale

6 St. James Gate, Sunningdale, SL5 9SS

Leasehold



Kitchen/breakfast room • Sitting room with balcony  
• Master bedroom with en suite • Second bedroom  
• Family bathroom • Allocated parking • Visitors parking • Lift • Attic with storage

### Description

6 St. James Gate is a well presented, purpose built, apartment located in a popular gated development.

Located on the second floor and lift accessible, the apartment comprises a well-proportioned, dual aspect sitting room with balcony, an open plan and fully integrated kitchen/breakfast room, a generous master suite with south west facing balcony, a second bedroom and a family bathroom.

### Situation

6 St. James Gate is set within 0.1 mile of Waitrose, Sunningdale Golf Club and Sunningdale main line station providing services to London (Waterloo). By road, Sunningdale is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of

renowned schools including Eton, Hall Grove, Charters, The Marist Schools, St George's and St Mary's Schools in Ascot.

### Services

The property has mains, gas, electric, water and drainage.

### Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

### Local Authority

Royal Borough of Windsor and Maidenhead

### Energy Performance

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

### Viewing

By appointment with Savills.





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**Approximate Area** 106.6 sq m / 1147 sq ft

**Including Limited Use Area** (2.7 sq m / 29 sq ft)

**Frazer Chown**

Savills Sunningdale

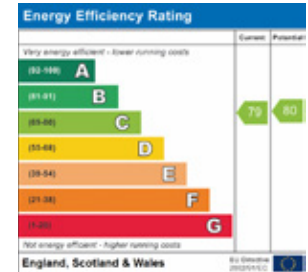
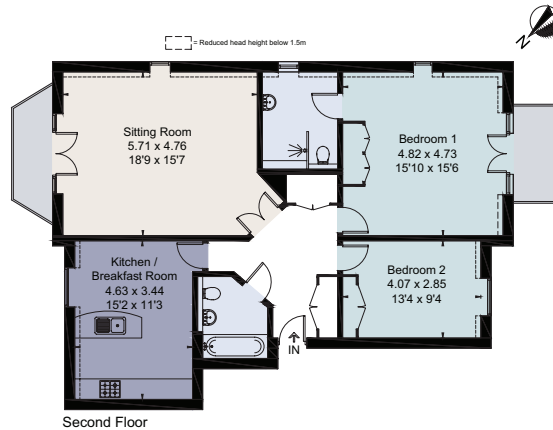
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