



# A ground floor apartment in Sunningdale

**2 Sovereign Court, Sunningdale, Berkshire, SL5 0HH**

Leasehold - 125 years from 24th June 1994

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Entrance hall • Kitchen • Living/dining room  
• 2 bedrooms • Bathroom • Allocated parking  
• Visitors parking

### Description

2 Sovereign Court is a well proportioned ground floor apartment comprising a living/dining room, a fully integrated kitchen, bedroom one with built in wardrobes, a further bedroom and bathroom.

Outside, to the front of the development there is a lawned area with shrubs and hedgerow. To the rear there is securely assigned parking for each apartment and visitors parking.

### Situation

2 Sovereign Court is situated in Sunningdale with access to Waitrose and 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 in the area including Hall Grove,

Charters and The Marist Schools. There are two international options; TASIS and ACS and access to Eton and Wellington Colleges.

**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

**Tenure:** Leasehold - 125 years from 24th June 1994

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







## 2 Sovereign Court, Sunningdale, Berkshire, SL5 0HH

**Approximate Area** 49.2 sq m / 530 sq ft

**Including Limited Use Area** (0.4 sq m / 4 sq ft)



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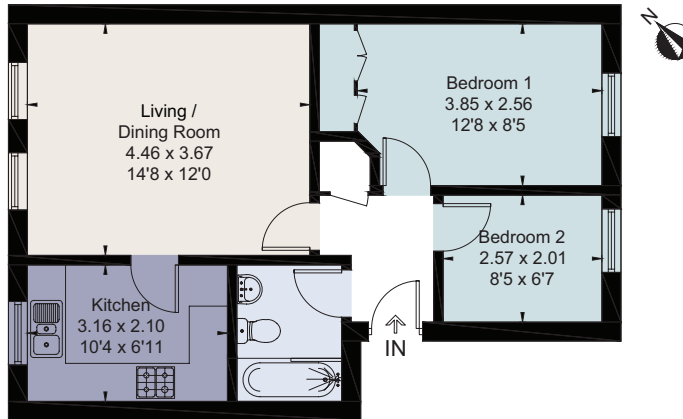
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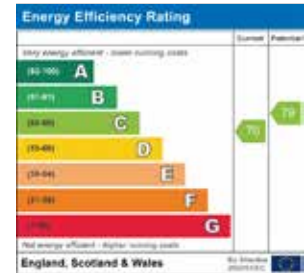
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Ground Floor



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