



A ground floor apartment in a gated development

Flat 4, Ladywood Grange, Lady Margaret Road, Sunningdale, Berkshire, SL5 9QG

Leasehold - 125 years from 1st January 2005

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2 bedrooms • 2 bath/shower rooms (one en suite)
• Open plan kitchen/reception room • Single garage
• Private patio • Communal grounds • Residents parking • Visitors parking

Description

Ladywood Grange is a well presented two bedroom ground floor apartment set in a gated development. The accommodation comprises a modern integrated open plan kitchen/reception room with doors opening onto a private sun terrace, bedroom one with built in wardrobes and en suite bathroom, a further bedroom and shower room.

The communal grounds are mainly laid to lawn with mature borders and trees. There is allocated parking and visitors parking to the front of the development, as well as a single garage.

Situation

Ladywood Grange is ideally situated for local shops at Sunningdale, Waitrose and the main line station providing services to London (Waterloo).

Road connections are good with access to Heathrow Airport, the M3, M25 and M4 motorways.

Tenure: Leasehold - 125 years from 1st January 2005

Services: The property has mains gas, electricity, 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.





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Approx. Gross Internal Area 1070 Sq Ft - 99.41 Sq M

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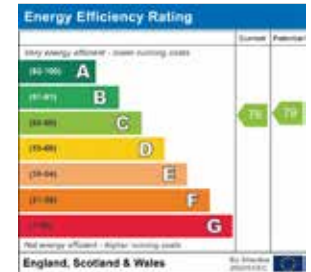
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For Illustration Purposes Only - Not To Scale

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