



# A luxury first floor apartment in Sunningdale

**Apartment 6, The Ridge, Ridgemount Road, Sunningdale, Berkshire, SL5 9RN**

Guide price £2,500,000 Share of freehold (Lease Expiry 999 years from and including 1st January 2016)



Reception room • Kitchen/breakfast room • Utility room • Principal bedroom suite • 2 further bedrooms (one en suite) • Guest cloakroom • 2 underground parking spaces with storage space • Concierge

#### Local information

The Ridge is situated in a sought after road in Sunningdale with access to Sunningdale shops, Waitrose supermarket and main line station providing services to London (Waterloo).

By road, Sunningdale is convenient for Heathrow Airport, M3, M4 and M25 motorways.

There are a number of renowned schools in the area including Hall Grove, Papplewick, Charters, The Marist Schools, St George's and St Mary's Schools Ascot. There are two international options; TESIS and ACS and access to Eton and Wellington Colleges.

#### About this property

The Ridge is a gated development of just ten luxurious mansion style apartments. Originally built by the renowned Halebourne Homes, approximately 0.1 mile to Sunningdale Golf Course.

Apartment 6 is located on the first floor and features a drawing room with bi fold doors on to a private west facing balcony overlooking the stunning landscaped communal grounds, a stunning bespoke kitchen/breakfast room with a Juliet balcony overlooking the garden, a utility room, a principal bedroom suite with dressing room and en suite bathroom, two further bedrooms and two further bathrooms (one with en suite) and a guest cloakroom.

The apartment also has multi room audio visual control system, Cat 6 cabling, underfloor heating and sound proofing.

There is secure underground parking with two parking spaces, lockable storage area, lift access to all floors and Concierge service.

**Services:** The property has mains gas, water, drainage and electricity.

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

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

**Local Authority:** Royal Borough of Windsor and Maidenhead Council Tax Band G.

**Agents Note:** Photographs dated March 2017.

#### Tenure

Share of freehold (Lease Expiry 999 years from and including 1st January 2016)

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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**Gross internal area (approx)** 226 sq m / 2433 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		88	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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