



Sovereign Court | Sunningdale | Ascot | SL5 0HH

Offers Over £300,000 Leasehold



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A well presented two bedroom flat benefitting from refurbished interiors and being located in the heart of Sunningdale Village, close to the mainline station and local amenities including Waitrose Supermarket.

- Two bedroom flat
- Refitted kitchen
- Allocated parking
- Refitted bathroom
- Well presented interiors
- Central location
- Visitor parking
- Close to mainline station

Accommodation

This well presented two bedroom flat has undergone considerable improvements and the building will be shortly undertaking replacement windows. An entry phone system gives access to the communal entrance hall, stairs to the 2nd floor give access to the flat. A central entrance hall with airing cupboard leads to the front aspect Living Room and a door gives access to the refitted kitchen, a good range of cabinets and worksurfaces are complimented by a selection of integrated appliances. The main bedroom is to the rear and has built-in wardrobes, the second bedroom is currently used as a study and dressing room, both rooms are served by a refitted bathroom.



Central location



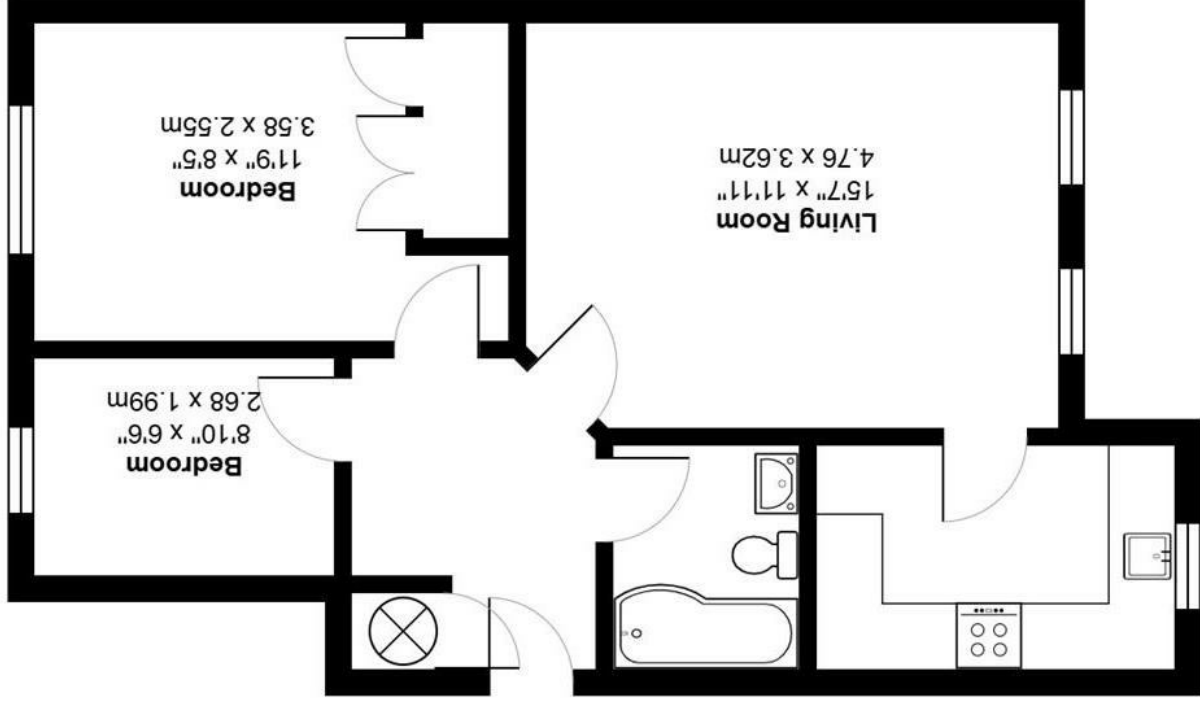
Outside

The apartment building is approached to the rear by a security barrier and access to the allocated parking space and several visitor parking spaces.

Location

The flat is centrally located within Sunningdale village, a selection of retail and coffee shops are nearby and the village is served by a Waitrose supermarket. Within a short walk is Sunningdale mainline station serving London Waterloo in approximately 50 minutes. Road users have easy access to Windsor, Bracknell, Chobham and Camberley as well as the M3 and M25 with easy reach.

Sovereign Court, Halfpenny Lane, Sunningdale, Ascot, SL5 0HH



Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(49-54)
F	(39-48)
G	(1-28)
Not energy efficient - higher running costs	
76	
80	

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