



3 Bearsden Court Charters Road, SUNNINGDALE, Berkshire SL5

PRICE £450,000 Leasehold

*** No Onward Chain *** Jigsaw Estates are proud to offer this vacant ground floor apartment within this highly sought after gated complex. Bearsden Court is situated within a 5 minute walk to Sunningdale village including it's mainline train station, Waitrose supermarket, pubs and restaurants. Accommodation comprises two bedrooms with the principle bedroom having built in wardrobes, large en-suite shower room and double doors leading onto the private patio. There is also a family bathroom, various storage cupboards, fitted kitchen flowing into the living/dining room which also has doors leading out onto the patio. The views of the well maintained communal grounds are lovely and with it's private and large patio, this property feels quite unique. The property also has an allocated parking space plus a garage with an electric door. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.

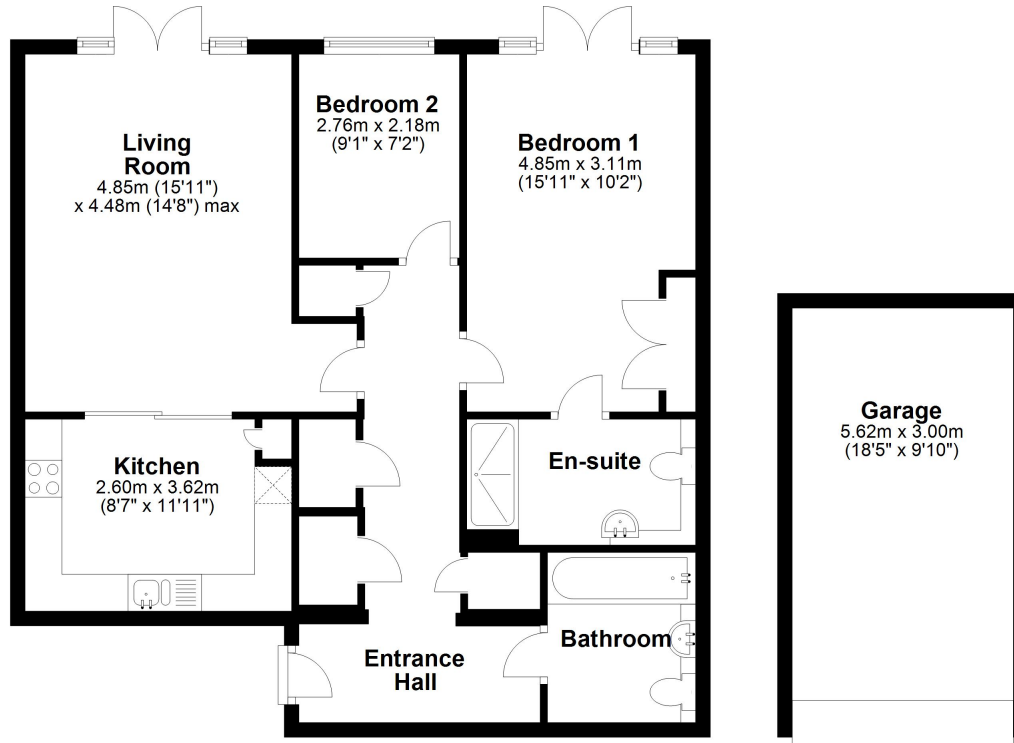
Council Tax Band = E (Windsor & Maidenhead) Lease = 125years from 2003, Service Charges (2023-2024) = £1983.94, Ground Rent £250 Per Annum



- NO ONWARD CHAIN
- GATED COMPLEX WITHIN 5 MINUTE WALK OF SUNNINGDALE MAINLINE TRAIN STATION
- TWO BEDROOMS
- KITCHEN WITH FITTED APPLIANCES
- BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS
- GROUND FLOOR APARTMENT
- LARGE PRIVATE PATIO
- EN-SUITE & FAMILY BATHROOM
- LIVING/DINING ROOM WITH DOORS ONTO PATIO
- GARAGE & ALLOCATED PARKING SPACE

Ground Floor

Approx. 93.9 sq. metres (1010.3 sq. feet)



Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area may include a Garage.

EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

