



Priory Road, Sunningdale

£1,500,000



Belvedere Grange, Priory Road, Sunningdale

Beautifully presented, bright, spacious and luxuriously appointed first floor apartment with high ceilings forming part of this exclusive development of only 6 dwellings adjoining and overlooking the famous Sunningdale golf course and within a short walk of the village's mainline station and Waitrose complex.

ACCOMMODATION

Communal hallway with stairs and lift
Spacious private entrance hall
Fully fitted open plan kitchen/breakfast room with balcony
Open plan drawing and dining room with balcony
Separate large study
Master bedroom with wardrobes, en-suite bathroom and balcony
Guest bedroom suite
Third bedroom
Cloakroom
Large attic space



OUTSIDE

Comprehensively fitted double garage with eaves storage, power, lights and security cameras
Large sweeping resin bonded driveway with electrically operated gates
Mature well maintained 1.5 acre grounds
2 gates onto Sunningdale Golf Course

EPC RATING - C

LOCAL AUTHORITY/COUNCIL TAX

Windsor & Maidenhead - Band H

SHARE OF FREEHOLD

Balance of 150 years from 1995 on the lease with each apartment having one share in Belvedere Grange Limited the Freeholders

SERVICE CHARGE

£8,754.84 for period 1st July 2024 – 30th June 2025
Ground Rent of £1 per annum





Approximate Gross Internal Area = 165.58 sq m / 1782.28 sq ft
 Garage = 31.64 sq m / 340.57 sq ft
 Total = 197.22 sq m / 2122.85 sq ft



(Not Shown In Actual Location / Orientation)
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **SL5 9RH**



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