



Apartment 29, The Ambassador
London Road, Sunningdale, Berkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Apartment 29, The Ambassador London Road, Ascot Berkshire SL5 0LJ

Conveniently located for local amenities, a spacious 2-bedroom apartment on the second floor of an exclusive development, designed for the over 50s

M3 (Jct 3) 4.0 miles, Sunningdale mainline station 0.2 miles (London Waterloo, 53 minutes), Ascot town centre 2.8 miles, Heathrow Airport (Terminal 5) 8.6 miles, Central London 27 miles

Reception hall | Drawing room/dining room Office | Kitchen | Principal bedroom with en suite dressing room & shower room | 2nd bedroom | Family bathroom | Allocated underground parking | Communal gardens Residents' facilities including a communal lounge, a concierge service, and care line facilities | EPC rating D

The property

A well-proportioned apartment featuring light and spacious accommodation, forming part of an exclusive development designed for the over 50s. There is a sense of community, perfect for those seeking a blend of privacy and options to socialise, with the use of a comfortable communal lounge and well-maintained gardens.

The main reception room incorporates a sitting area and a dining area and benefits from an excellent ceiling height and a dual aspect, welcoming plenty of natural light. There is also an office space occupying the splendid octagonal tower at the southern corner of the building, with skylights overhead and a contemporary electric fireplace. The kitchen is well-equipped with fitted units to base and wall and integrated appliances including a double oven and an induction hob with extractor hood.

Both of the well-presented double bedrooms benefit from built-in storage, including the principal bedroom's dressing room. The principal bedroom also has an en suite shower room and there is a large family bathroom with a separate shower unit. Additionally, there is plenty of storage provided by built-in cupboards in the entrance hall.

Outside

The building is set in beautifully maintained communal gardens with extensive paved terracing, lawns with various border shrubs and flowerbeds, and an ornamental pond. There is allocated parking in a secure underground carpark, as well as visitor parking facilities.

Location

The property is located close to the centre of Sunningdale, with its plentiful amenities including shops, a train station and Waitrose store. The bustling Ascot High Street is nearby for a more comprehensive range of shopping and leisure facilities.

Road connections are excellent with easy access to both the M3 (J3) and the M25 (J13) and rail services to London (Waterloo) are available from Sunningdale and Ascot stations.

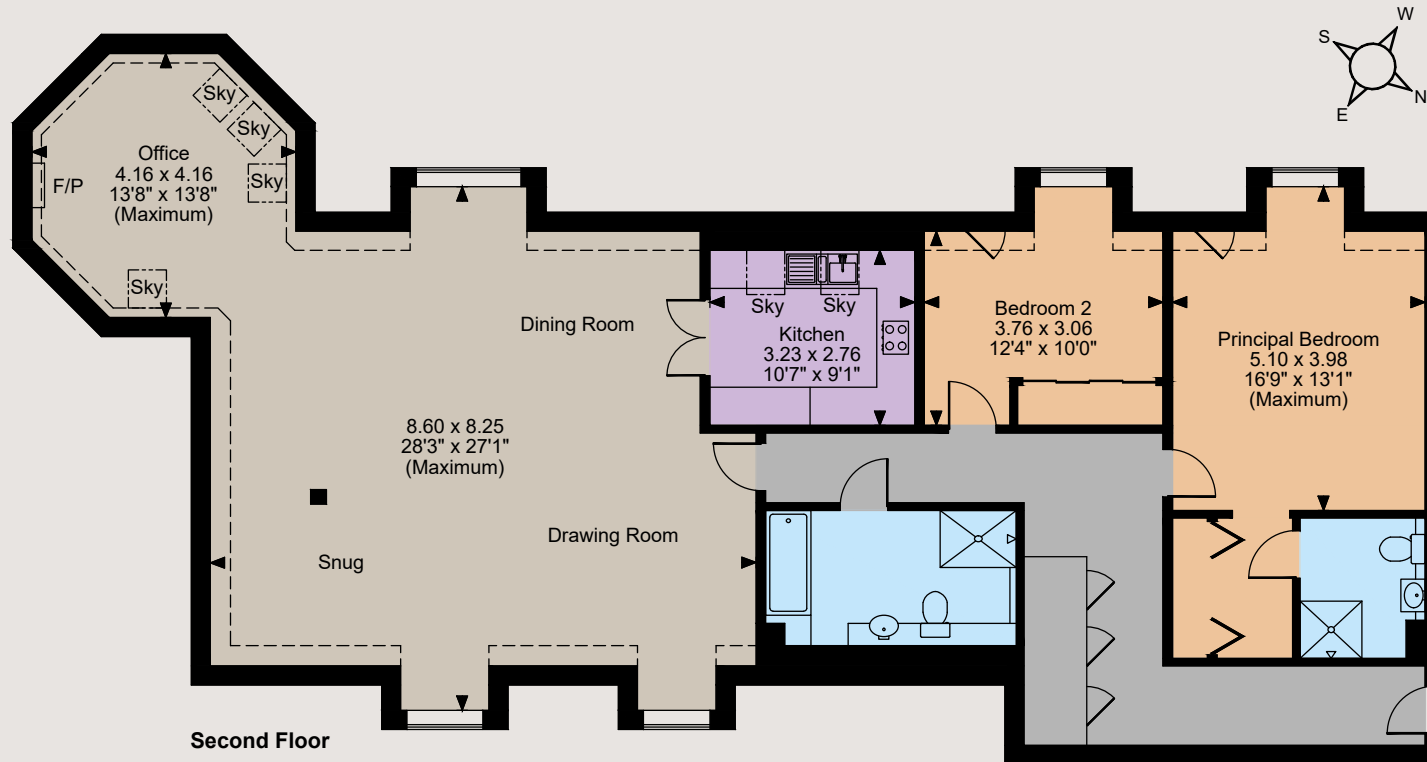
Leisure and sporting facilities in the area are varied and include golf at Sunningdale, Wentworth, Windlesham and Swinley Forest, horse racing at Ascot and Windsor, and horse riding on Chobham Common and in Windsor Great Park. Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills.

The area is fortunate to have some excellent schools, both in the independent and state sectors, including Holy Trinity Primary School and the outstanding-rated Charters School.





Floorplans
House internal area 1,576 sq ft (146 sq m)
For identification purposes only.



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8566562/JPN

Directions

With Strutt & Parker's Sunningdale office on your left, continue along the Chobham Road/ B383 and at the T-junction, turn right onto London Road /A30. The property will be found a further 60 metres along the road on the right-hand side.

General

Local Authority: The Royal Borough of Windsor and Maidenhead - Tel. 01628 683800

Services: Mains electricity, water and drainage

Council Tax: Band F

Tenure: Leasehold - 125 years from 1st January 2002

Service Charge: £7,197.04 p.a.

Ground Rent: £295 p.a.

Guide Price: £725,000

Covenants and Restrictions: There are restrictions/covenants listed on the Land Registry Title Deed, details of which will be made available by the vendor's solicitors on request.

Sunningdale

40 Chobham Road, Sunningdale, Berkshire SL5 0DX

01344 206540

sunningdale@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

