



12 EVERGREEN
SUNNINGDALE

BUCKINGHAMS



12 Evergreen

Cross Road • Sunningdale • Berkshire • SL5 9RX

£715,000

Share Of Freehold

A superbly designed and highly spacious first floor three bedroom apartment with balcony overlooking communal gardens, in an excellent gated block just a short walk to Sunningdale rail station.

- EXCEPTIONAL THREE BEDROOM APARTMENT
- 2021/22 SERVICE CHARGE £2,391..34
- SUPERB DRAWING ROOM WITH BALCONY
- LARGE KITCHEN/DINING ROOM
- CLOSE TO SUNNINGDALE STATION
- UNDERGROUND PARKING FOR 1 CAR
- COUNCIL TAX BAND E
- LEASE: 999 YEARS FROM 1/6/2006

RECEPTION HALL • CLOAKROOM • DRAWING ROOM WITH BALCONY • KITCHEN/ DINING ROOM
• MASTER BEDROOM WITH EN SUITE SHOWER ROOM • SECOND DOUBLE BEDROOM • THIRD
BEDROOM/STUDY • FAMILY BATHROOM • UNDERGROUND PARKING SPACE • COMMUNAL PARKING

Description

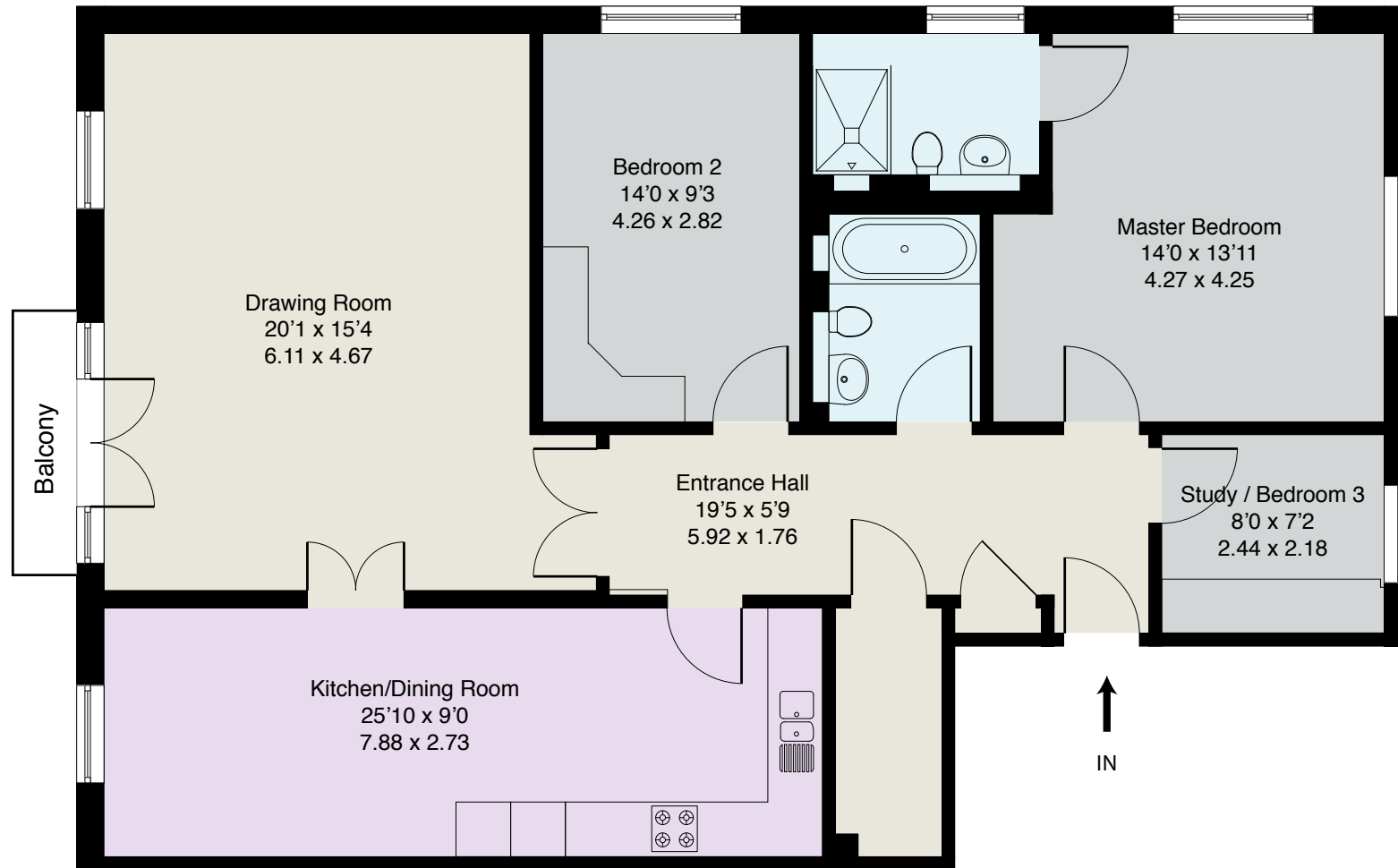
12 Evergreen is a truly superb apartment; it is rare to find such superb living space, with a large Kitchen/Dining Room and a lovely, bright & airy Drawing Room; the addition of the large balcony to provide some all-important outside space is a tremendous bonus.

The location is also ideal, being just a short walk to Sunningdale rail station, Waitrose supermarket and village shops & restaurants and the property is also available for sale with no onward chain.

Directions

From the Sunningdale Rail Station & Waitrose car parks turn right onto the A30 London Road in the direction of Camberley, pass the right hand turning for Charters Road and a short way along turn left into Cross Road (directly opposite the right turn for Lady Margaret Road); the gated entrance to Evergreen will be found immediately on the right hand side.

Approximate Gross Internal Floor Area :
Total 114.48 sq m / 1232 sq ft



First Floor

EPC: D68.

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 12EB010706223 HPI ©2022 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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