



5 OAKDALE
WINDLESHAM

BUCKINGHAMS



5 Oakdale

22 Updown Hill • Windlesham • Surrey • GU20 6DX

£399,950 Leasehold

A stylish & very well presented first floor apartment within an exclusive private development of only nine properties conveniently located in the heart of Windlesham Village.

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|-----------------------------------|--|
| • TWO DOUBLE BEDROOMS | • PRINCIPAL BEDROOM WITH SHOWER ROOM EN-SUITE |
| • ALLOCATED PARKING SPACE | • BATHROOM WITH VILLEROY & BOCH SANITARY WARE |
| • VISITOR PARKING | • SPACIOUS LIVING/DINING ROOM WITH BAY WINDOW |
| • ACCOMMODATION OF 875 SQ FT | • SUNNINGDALE STATION SERVING WATERLOO & READING |
| • LEASE- 125 YEARS FROM 28/5/2004 | • 2024 SERVICE CHARGE - £2,058 INCLUDING GROUND RENT |

RECEPTION HALL • LARGE LIVING/DINING ROOM WITH BAY WINDOW • WELL EQUIPPED KITCHEN • PRINCIPAL BEDROOM WITH FITTED WARDROBES & SHOWER ROOM EN-SUITE • DOUBLE BEDROOM TWO • SPACIOUS MAIN BATHROOM • PROFESSIONALLY FITTED PART BOARDED LOFT SPACE WITH 'PULL DOWN' LOFT LADDER • ALLOCATED PARKING SPACE • VISITOR PARKING • WELL MAINTAINED COMMUNAL GROUNDS • CENTRAL VILLAGE LOCATION • M3 (J3) FIVE MINUTES' DRIVE AWAY

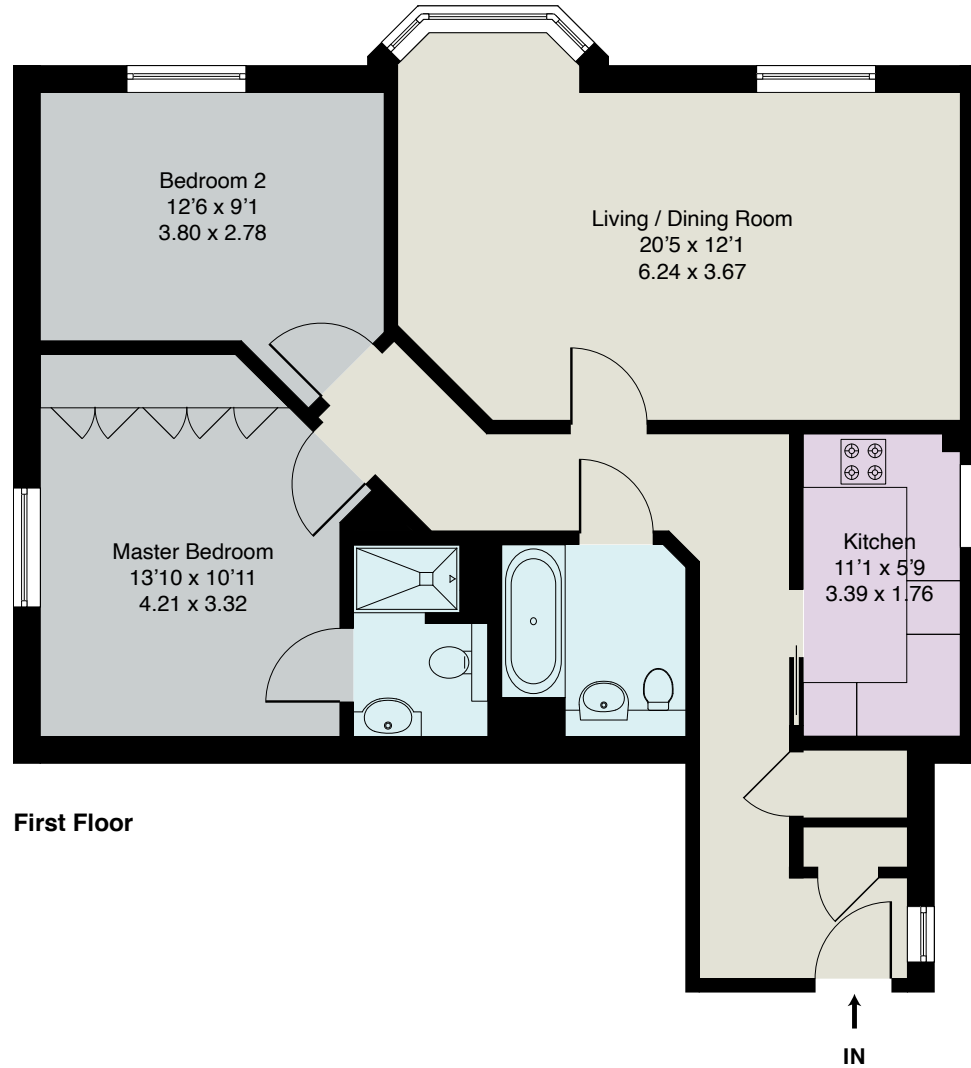
Description

An impressive two double bedroom, two bathroom first floor apartment constructed in 2004 by local developer Premier Properties providing a spacious 875 square feet of well planned accommodation with private parking. The location is extremely convenient within the heart of picturesque Windlesham Village just yards away from local shops and two public houses with an impressive variety of other eateries nearby and close to wonderful field & woodland walks. Sunningdale Railway Station is only two and a half miles distant providing regular services to both London Waterloo and Reading whilst Junction 3 of the M3 Motorway at Bagshot/Lightwater is only five minutes' drive away providing access to the M25 and London Heathrow airport in 20 minutes. **In accordance with the Estate Agents Act 1979: Please Note - this property is owned by a relative of a Buckingham's Ltd employee.**

Directions

From our offices in Station Approach, Virginia Water turn left onto Christchurch Road and proceed to the roundabout. Take the first turning left into Wellington Avenue and continue to the end of the road. At the T-Junction turn right onto Trumps Green Road (becomes Chobham Lane) and stay on this road until reaching another roundabout. Take the 2nd exit straight on across Chobham Common and continue to the next roundabout. Take the 2nd exit straight on into Chertsey Road and follow this road into Windlesham. After passing The Sun Inn Public House follow the road round a right hand bend into Updown Hill and turn immediately right into 22 Updown Hill which is the entrance to Oakdale.

Approximate Gross Internal Floor Area :
Total 81.34 sq m / 875 sq ft



First Floor

EPC: C80.
All Mains Services.
Council Tax Band C

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: 50B010907243 HPI ©2024 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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