

# BARTON·WYATT

31 THE AMBASSADOR • ASCOT • BERKSHIRE • SL5 0LJ







## 31 The Ambassador • Ascot • Berkshire • SL5 0LJ

*An exceptional second floor apartment with a balcony, in this delightful retirement development for over 50's.*

- ◇ Situated in the heart of Sunningdale Village
- ◇ Generous sized one bedroom apartment
- ◇ Recently redecorated and re-carpeted
- ◇ Situated at the rear of the building with views over the garden
- ◇ Underground parking conveniently situated adjacent to the lift
- ◇ Lift to all floors
- ◇ Communal reception lounge for residence
- ◇ Entrance, security and concierge service
- ◇ Guest room available at a nominal cost
- ◇ Communal gardens

### Situation

Sunningdale offers gracious living in beautiful green surroundings. In addition to the world-class golf courses at Sunningdale and Wentworth, Windsor Great Park and Virginia Water are also on your doorstep. Other superb sporting facilities include Guards Polo Club and Ascot Racecourse, home of the UK's most elegant race meetings.

The abundance of renowned independent schools, proximity to the capital, and excellent transport links by road, rail and air, attract residents to the area - as well as its rural characteristics and village feel. Virginia Water Lake and Savil Gardens are nearby as well as Windsor Castle. The M3 runs just to the south of Sunningdale, providing direct access east to the M25 and west down to Southampton. Services to London Waterloo from Sunningdale take circa 50 minutes; there are also stations at Ascot and Virginia Water. Heathrow Airport is close by and easily reached via the M25. Sunningdale's proximity to ACS International School in Egham and TASIS at Thorpe is a major attraction for prospective buyers. Eton College, Charterhouse, Wellington College and Harrow are also within easy reach.









Approximate Area = 58.5 sq m / 630 sq ft



**Fixtures and Fittings:**  
 Carpets, curtains, light fittings, and integrated appliances are included in the sale.

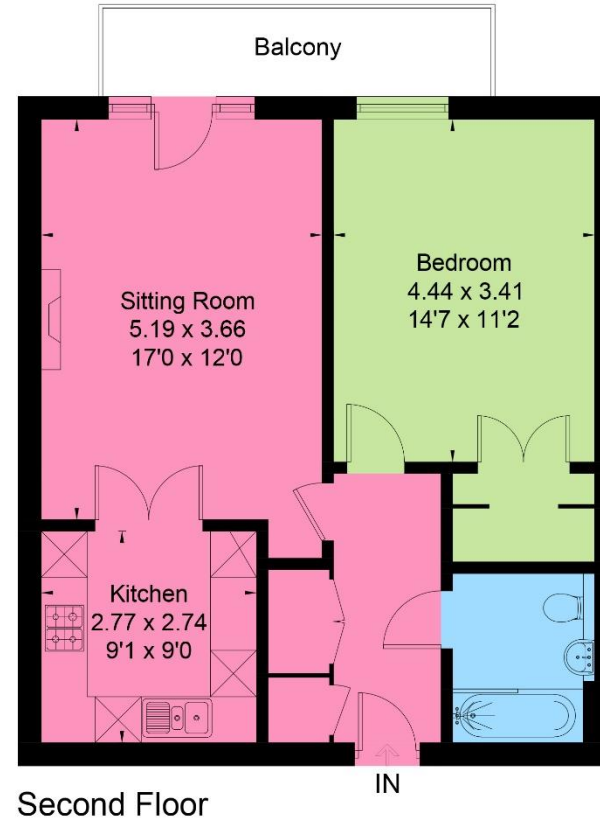
**Services:**  
 All mains' services are connected.

**Local Authority:**  
 Windsor And Maidenhead

**Energy Rating:**  
 C80

**Tenure & Service Charge:**  
 125 years leasehold commencement  
 January 01 2002  
 Service charge paid quarterly, approximately £1,441.48

**Council Tax Band:**  
 Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Second Floor  
 Surveied and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 326940



01344 843000

