



{ HALFPENNY LANE, SUNNINGDALE SL5
£1,525 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Halfpenny Lane, Sunningdale SL5

£1,525 Per Month
Unfurnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- Two bedrooms, - First floor, -
Living/dining room, - Separate kitchen, -
Security barrier car park, - Allocated
parking space, - Council tax band E

Council Tax

Council Tax Band E

Hamptons
6 Broomhall Buildings
Sunningdale, SL5 0DU
01344 873081
sunningdalelettings@hamptons.co.uk
www.hamptons.co.uk

{ A CONVENIENTLY LOCATED TWO BEDROOM APARTMENT

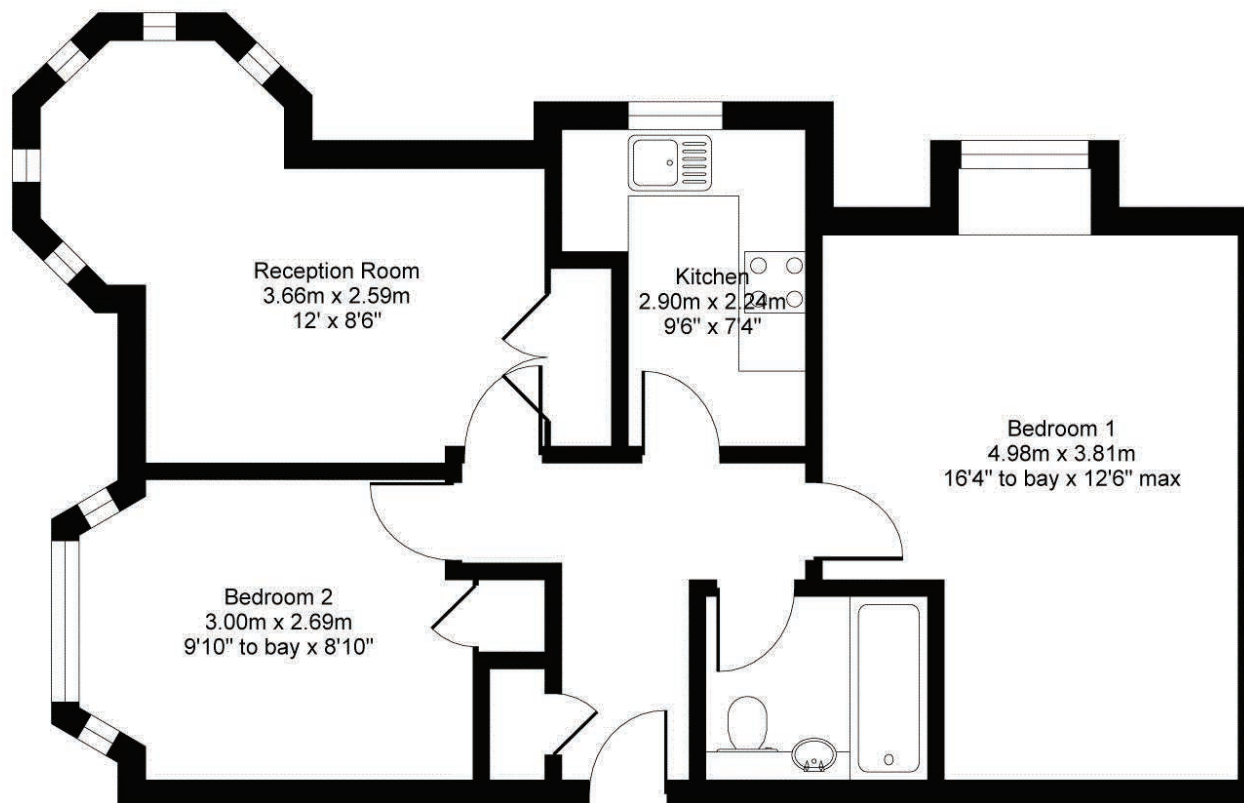
The Property

This well-presented first floor apartment benefits from a bright living/dining room, separate kitchen, two double bedrooms and updated bathroom. The car park is set off the road with a remote control barrier and there is one allocated parking space. Within walking distance are the local amenities, Sunningdale train station and Waitrose. Minimum household income required to pass referencing is £47,250 per annum.

Location

Sunningdale village centre offers a variety of shops and restaurants with direct rail links to London (Waterloo) in approximately 50 minutes, and the M3, M4 and M25 motorways being easily accessible. In the local area there are excellent sporting and recreational facilities, with many well known local golf courses that include the world renowned Wentworth, polo at Smiths Lawn and The Royal Berkshire, with extensive walking and riding in Windsor Great Park. There are many good state and independent schools such as Cheapside, Charters, Papplewick and two international schools; ACS and TASIS.





FIRST FLOOR

Sovereign Court, Ascot, SL5

APPROX. GROSS INTERNAL FLOOR AREA 638 SQ FT 59.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

