

RICE+ROMAN



Clarefield Court, Sunningdale

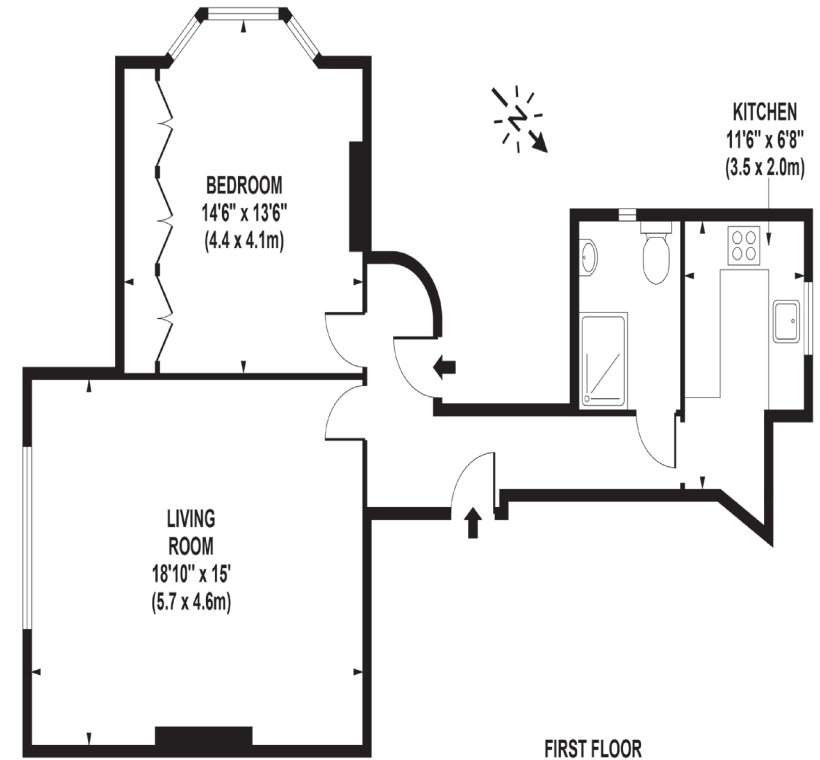
SL5 0EA





## Living Area

Clarefield Court, North End Lane, Sunningdale, Berkshire



APPROX ROOMS INTERNAL FLOOR AREA 627 SQ FT / 57 SQ M

- Exclusively For Those Aged 55 and over
- FIRSTFloor One Bedroom
- Owners' Lounge and Guest suite
- Communal Garden
- Private Parking
- Walking Distance To Sunningdale

**Price:** £225,000

**Service Charge:** £3,600 PA

**Ground Rent:** £0 PA

**Other Charges:** N/A

**Lease Length:** Expiry Date 2114

**Tenure:** Leasehold

**EPC Rating:** D

For more information  
please contact:

Rice & Roman  
T: 01344 981246  
E: [info@riceandroman.co.uk](mailto:info@riceandroman.co.uk)  
Lynwood Village, SL50FJ  
[www.riceandroman.co.uk](http://www.riceandroman.co.uk)

**RICE +  
ROMAN**

Agents Notices - These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.