



9 Lytham Court Cardwell Crescent, Sunninghill, SL5 9BU
£305,000

A spacious and well presented ground floor two bedroom apartment, overlooking communal gardens and woodland with allocated parking, situated within a gated development convenient for the village centre and a mainline railway station.

Communal Entrance Hall

Glazed security door opens to a carpeted Communal Hallway, solid front door opens to:-

Entrance Hall

Night storage heater, laminated flooring, airing cupboard. Large opening to:-

Living Room:

20'5 x 12'2 (6.22m x 3.71m)



Double aspect, walk in bay window overlooking communal gardens and woodland, night storage heater, t. v. point, fitted furniture incorporating a t. v. recess, open display shelving and storage under, laminated flooring.

Kitchen:

11'0 x 6'8 (3.35m x 2.03m)



Range of fitted cabinets comprising a single bowl, single drainer stainless steel sink unit, mixer tap, adjoining laminated work surfaces, cupboards and drawers under. Built in dishwasher, washing machine, four ring electric halogen hob, extractor over, oven below, space for fridge/freezer. Range of eye level cupboards, lighting under, part tiled walls and flooring.

Bedroom One:

12'8 x 9'11 (3.86m x 3.02m)



Convector heater, fitted bedroom furniture consisting of mirror fronted wardrobes, dressing table area, incorporating drawers and display ledge over.

Bedroom Two:

12'8 x 9'11 (3.86m x 3.02m)



Convector heater, fitted bedroom furniture, mirror fronted wardrobe cupboards, dressing table area incorporating drawers and display ledge over, telephone point.

Bathroom:

White suite, enclosed panel bath, mixer tap, fitted electric shower, folding shower screen, pedestal wash hand basin, mixer tap, tiled walls and flooring, large vanity mirror, shaver point, chromium plated heated towel rail.

Cloakroom:

White suite comprises w.c, pedestal wash hand basin, tiled walls and flooring, extractor fan, fitted storage cupboards.

Outside:

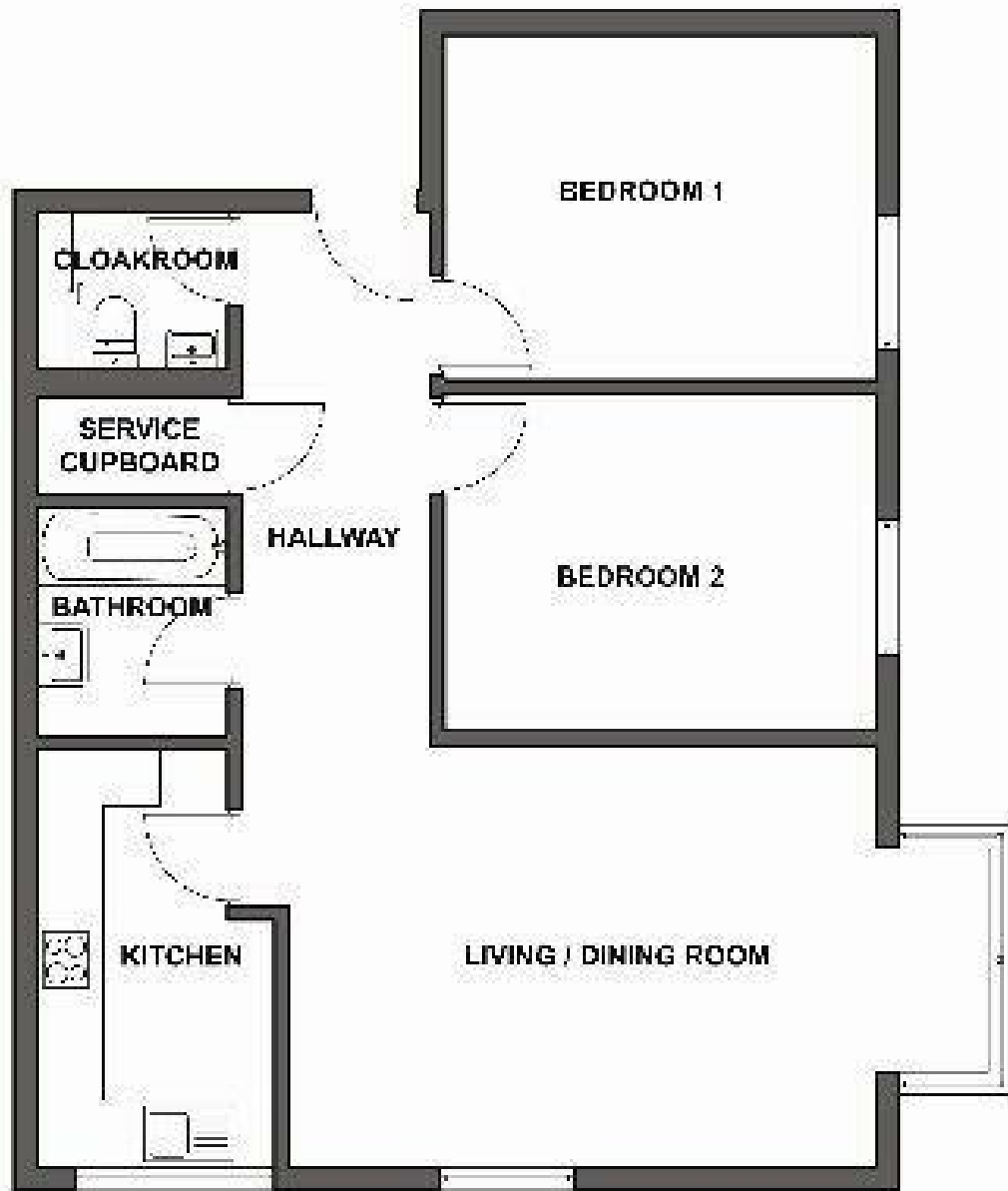
There is allocated covered parking for one vehicle and additional surface parking available. The building is surrounded by well maintained areas of lawn with mature woodland beyond, the development as a whole has a gated approach.

Outgoings:

Tenure: Leasehold. 106 Years Unexpired

Maintenance: £960 P.A.

Ground Rent: £150 P.A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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