



**8 Village Court Upper Village Road, Sunninghill, SL5 7AX**  
**£900 PCM**

Small Pets considered. AVAILABLE IMMEDIATELY: With communal gardens and allocated parking, a first floor two bedroom flat, convenient for the village High Street with shops and restaurants, mainline railway station within walking distance.

## TO LET

Available immediately unfurnished, a first floor two bedroom flat with communal garden and allocated parking.

## LIVING ROOM

13'8" x 10'2" (4.18 x 3.12)



Double aspect with windows front and rear.

## KITCHEN

10'9" x 5'4" (3.28 x 1.63)



Fitted Kitchen (see additional store).

## WALK IN STORE ROOM



Large walk-in store.

## BEDROOM ONE

13'8" x 8'7" (4.19 x 2.64)



A double aspect room with replacement double glazed windows.

## BEDROOM TWO

10'2" x 6'11" (3.10 x 2.13)



Also with replacement window.

## BATHROOM



White suite.



## OUTSIDE



Communal gardens for the use and enjoyment of residents, allocated parking.

## COUNCIL TAX

This property is in council tax band 'C' currently £1138.74 pa, with a discount for single occupancy. Royal Borough of Windsor & Maidenhead.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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