



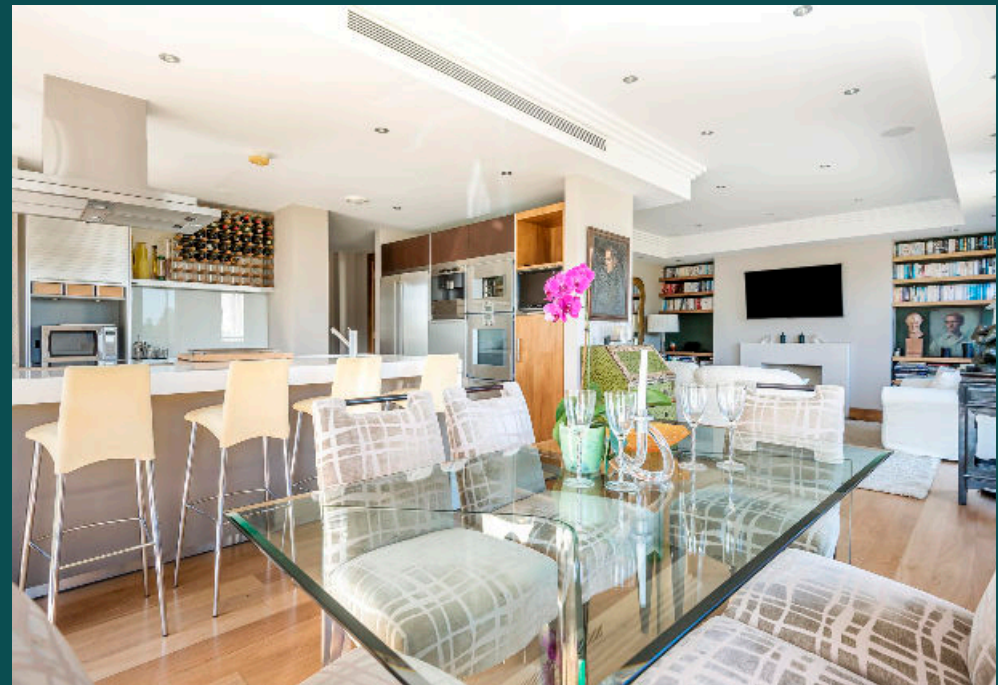
The Court, Charters **SL5**



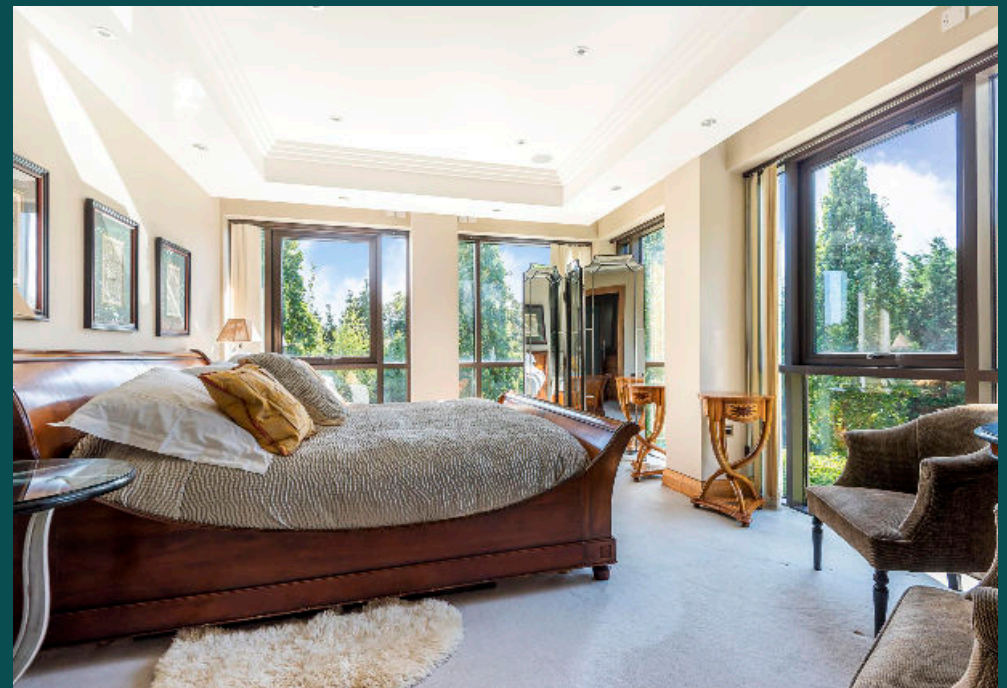
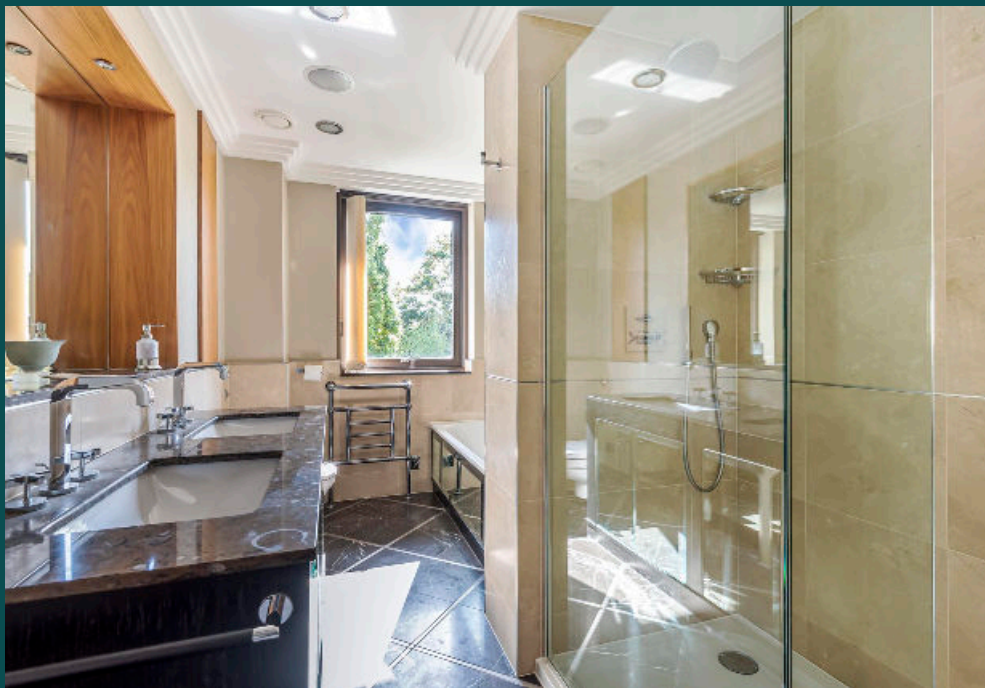
The Court, Charters, Berkshire, **SL5**

A south-facing, three bedroom apartment to rent is situated on the first floor within one of the new buildings at Charters, Sunningdale.

With exceptionally well-presented accommodation that briefly comprises; a large entrance hall, drawing/dining room with balcony, kitchen, utility room, three bedrooms, two benefiting from en suite bathrooms, along with a further shower room. There is an underground car park with two car parking spaces and lift access to the apartment.



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The Court, Charters Berkshire, **SL5**

ACS Egham 4.7 miles (10 minutes), TISIS 6.9 miles (16 minutes), Sunningdale station 0.8 miles (3 minutes), Central London 25.7 miles (44 minutes), Heathrow Airport 14.6 miles (26 minutes), Gatwick Airport 39 miles (51 minutes) - Please note, all distances and driving times are approximate.

In the local area surrounding Ascot, there are excellent sporting and recreational facilities, with many well-known local golf courses that include the world-renowned Wentworth and Sunningdale, polo at Smiths Lawn, as well as extensive walking and riding in Windsor Great Park.



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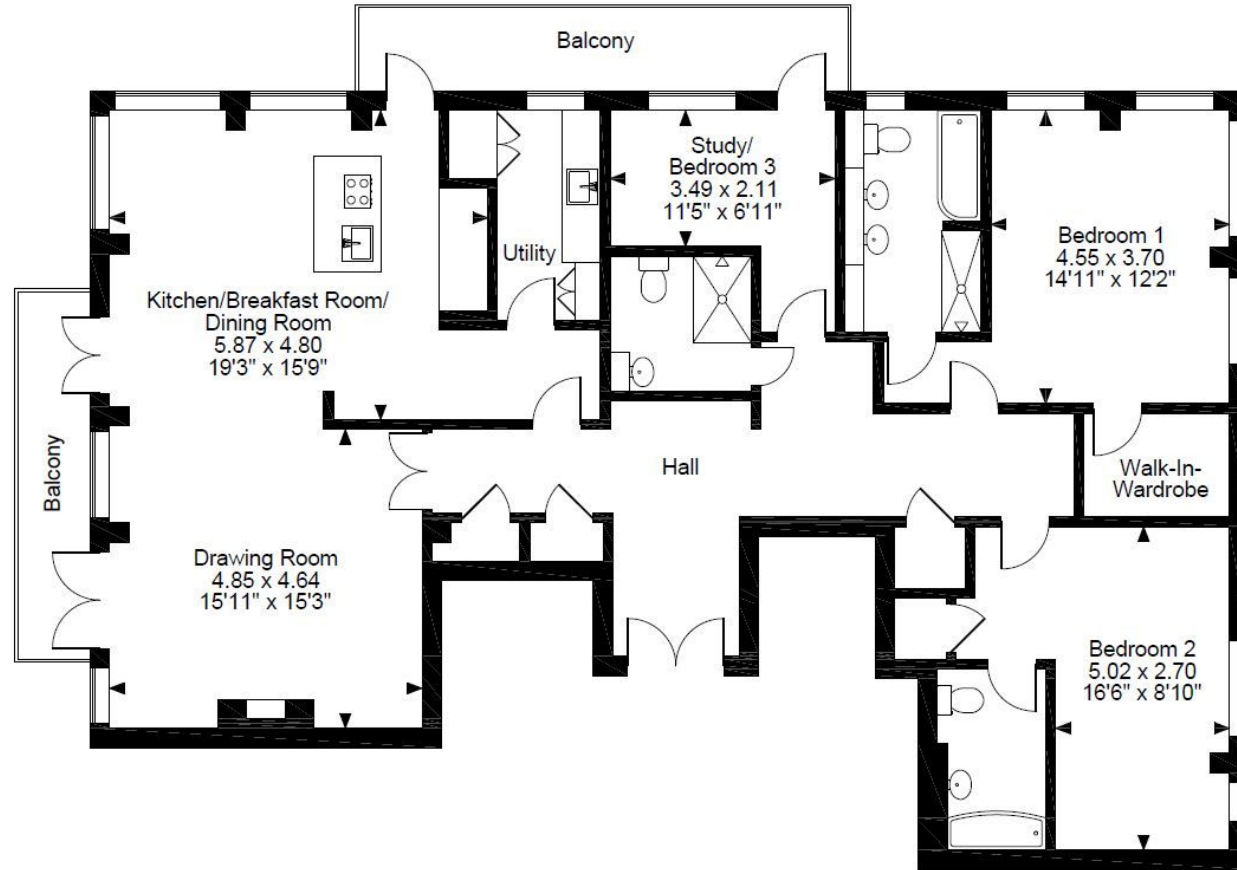
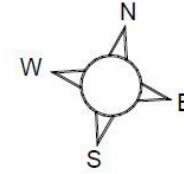
The Court Charters, Sunningdale

Gross internal area (approx.)

156 sq m (1684 sq ft)

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8123236/PHY



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As well as rent and the tenancy deposit, tenants who do not have the protection of the Tenant Fees Act 2019 will be asked to pay an administration fee of £288 and referencing fees of £48 per person. All fees shown are inclusive of VAT. Tenants may also be asked to pay a higher deposit if they wish to have a pet if the landlord agrees. Please ask us for more information about other fees that will apply or visit www.knightfrank.co.uk/tenantfees

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2019. Photographs and videos dated September 2019.

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