



BRECKENRIDGE  
LETTINGS



**Kellie House, London Road, Sunningdale SL5**



A beautifully presented spacious first floor apartment set in the heart of Sunningdale within easy walking distance to Sunningdale Station and Shops. UTILITIES INCLUDED. Short or Long Term tenancy

Available - 07/02/2025

**£3750 Per Calendar Month**

**Fully Furnished**



# BRECKENRIDGE LETTINGS

- Two Double Bedrooms
- Two Bathrooms
- Large Drawing Room/Dining Room
- Eat in Kitchen/Utility Room
- Short term or Long Term rental
- Two Allocated Parking spaces





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	71	71	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

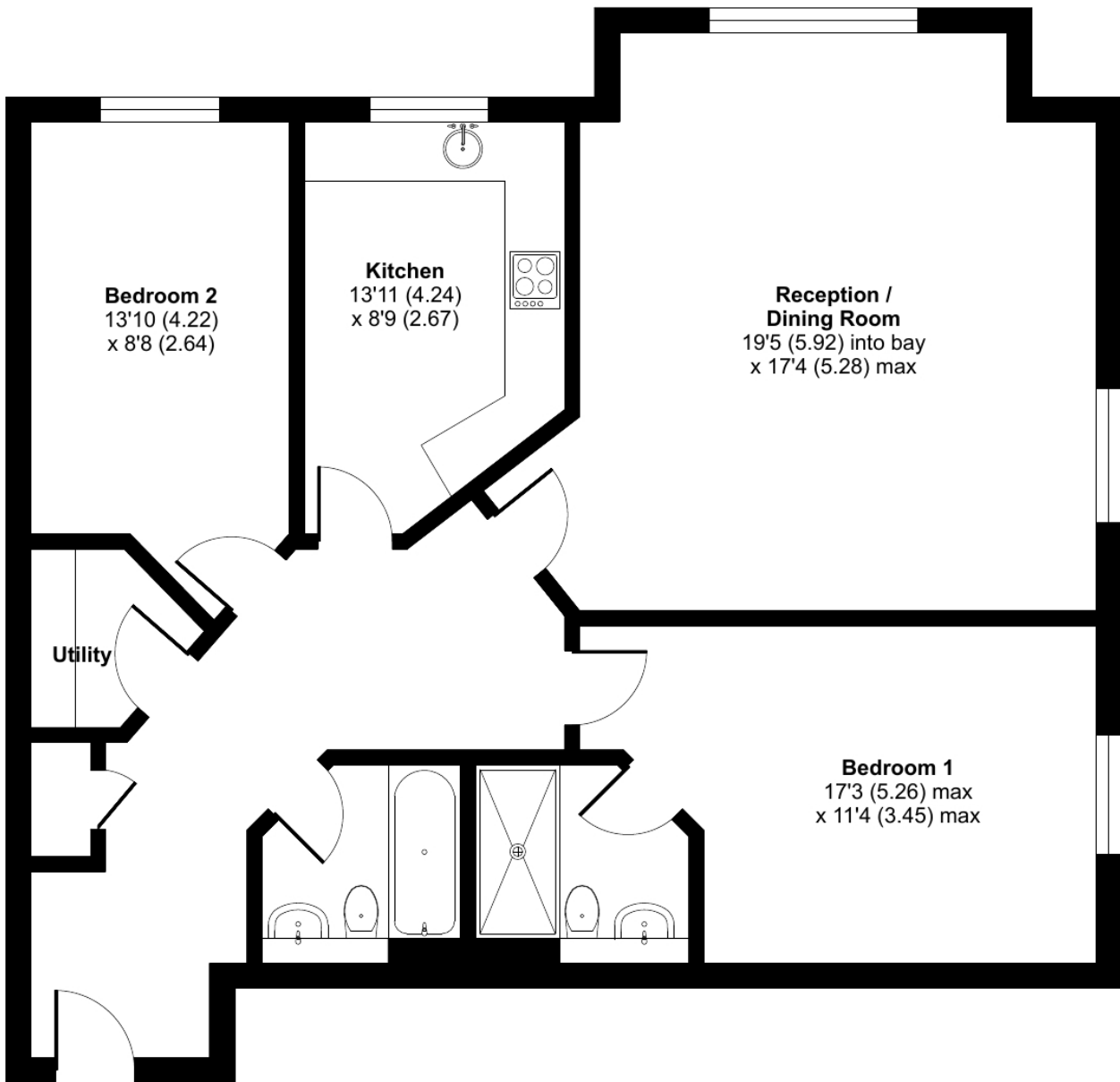
These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

# London Road, Sunningdale, Ascot, SL5

Approximate Area = 1068 sq ft / 99.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Breckenridge Lettings Ltd. REF: 969688