



4 St. James Gate  
Charters Road, Sunningdale, Berkshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# A two bedroom, first-floor apartment in a prestigious and highly-convenient gated development

A highly appealing first floor apartment with elegant, neutral décor throughout. Set within an exclusive purpose-built development, within striking distance of local amenities and rail links.



1 RECEPTION  
ROOMS



2 BEDROOMS



2 BATHROOMS



ALLOCATED  
PARKING



BALCONY &  
COMMUNAL  
GARDENS



LEASEHOLD



TOWN



1201 SQ FT



GUIDE PRICE  
£625,000



## The property

Light, spacious, and beautifully presented, a lift-accessible first-floor apartment in a highly regarded development, moments from Sunningdale High Street and railway station. The expansive accommodation features a seamless layout, perfectly configured for both practical, and cohesive living and entertaining space.

The accommodation flows from a welcoming reception hall with integrated storage, and a family bathroom that doubles as a guest cloakroom. Through double doors, the hall opens into a generously proportioned sitting and dining room, naturally lit by a bay window and offering ample space for both relaxation and entertaining.

The adjacent kitchen/breakfast room features bespoke contemporary cabinetry, integrated stainless steel appliances, and a breakfast bar, with additional room for a breakfast table.

The accommodation further comprises a principal bedroom with double, glazed doors to a balcony, and an en suite shower room, and a second bedroom that is currently being utilised as a study.

## Outside

Situated within St. James Gate and entered via electric security gates, the apartment benefits from allocated parking and residents enjoy the use of the communal gardens.



## Location

St. James Gate is conveniently situated within striking distance of Sunningdale station and the day-to-day shopping amenities which include a Waitrose supermarket. Nearby Ascot offers independent and high street stores whilst further more extensive facilities are available at Windsor, Bracknell, Camberley and Guildford.

For the commuter, there is easy access to the M3 motorway which offers a direct route to the major road networks including the M25 for access to Heathrow and Gatwick Airports.

For golfing enthusiasts, the prestigious Wentworth, Sunningdale, Swinley Forest and the Berkshire are all within easy reach. Horse racing may be enjoyed at Ascot and Windsor racecourses. Virginia Water Lake, Savill Garden and Windsor Great Park provide picturesque walking opportunities. There is also a good choice of schools in the vicinity, in both the state and private sectors.



## Distances

- M3 (Jct 3) 3.8 miles
- Sunningdale station 0.2 miles
- Ascot High Street 2.8 miles
- Woking 7.6 miles
- Windsor 8.2 miles
- Heathrow Airport T5 9.3 miles
- Central London 27 miles

## Key Locations

- Ascot Racecourse
- Sunningdale Golf Club
- Wentworth Golf Club
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse
- Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort
- Runnymede

## Nearby Schools

- Sunningdale
- Charters, Sunningdale
- The Marist School, Ascot
- St Mary's School Ascot
- St George's, Ascot
- Heathfield, Ascot
- Papplewick, Ascot
- LVS, Ascot
- Woodcote House, Windlesham
- Hallgrove, Bagshot
- Lambrook, Winkfield Row
- Eton College

## Nearby Stations

- Sunningdale Station
- Ascot Station
- Martins Heron Station
- Bracknell Station





Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 312499

## Floorplans

House internal area 1,201 sq ft (111.6 sq m)  
(including limited use area of 16 sq ft / 1.5 sq m)  
For identification purposes only.



## Directions

Post Code: SL5 9SS

what3words: //noises.waddle.poems

## General

**Local Authority:** Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** B

**Tenure:** Leasehold - 125 years from 1st April 2004

**Service Charge:** £1,630 for 6 months to February 2026

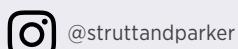
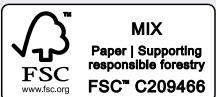
## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

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