

# TWO BEDROOM, FIRST FLOOR APARTMENT

**20 Cunliffe Court, Plot 62. Audley Sunningdale Park,  
Silwood Road, Ascot, Berkshire SL5 0QB  
01344 859 239**

## Property specifications:

- Triple-aspect apartment
- Large double bedroom with en suite shower room and built-in wardrobes
- Second double bedroom
- Hallway storage
- Open plan kitchen and living space with room for dining table
- Dual-aspect living/dining room
- Bathroom and en suite fitted with elegant white Geberit sanitaryware
- South-east facing balcony accessible from living room
- Lift access
- Membership to the Audley Club

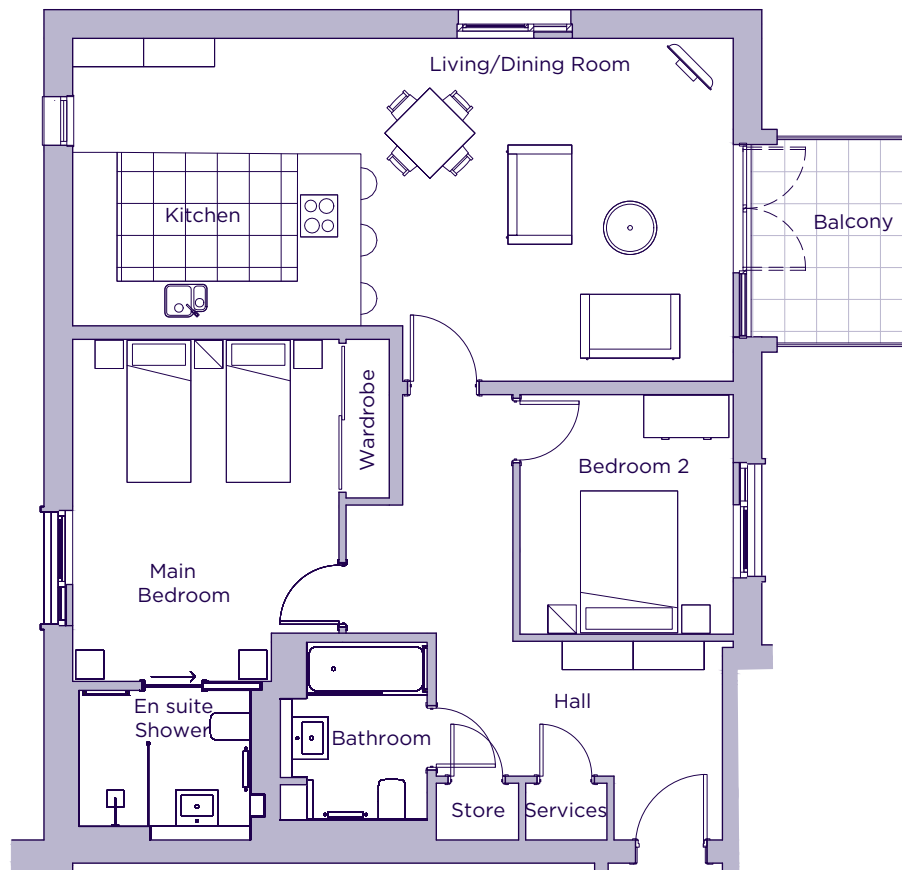
Please see the village brochure and key facts for further information.



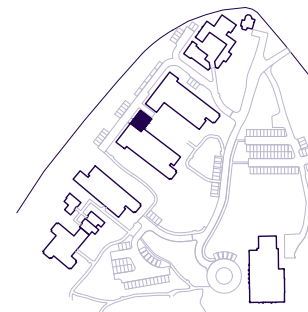
Images for illustration purposes only.

# THE LAYOUT

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| Internal Measurements | Metric (m)  | Imperial (ft)  |
|-----------------------|-------------|----------------|
| Living/Dining Room    | 5.00 x 4.85 | 16'5" x 15'10" |
| Kitchen               | 4.10 x 4.10 | 13'4" x 13'4"  |
| Main Bedroom          | 4.15 x 3.75 | 13'7" x 12'4"  |
| Bedroom 2             | 3.40 x 3.00 | 11'1" x 9'10"  |
| Balcony (approx)      | 2.86 x 1.88 | 9'5" x 6'2"    |



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. June 2021.