



# BRECKENRIDGE LETTINGS



**Martingales Close, Ascot, SL5**



A lovely 3 bedroom home situated behind gates on the stunning Berkeley Home development with great size garden and close to local shops and station.

Available - 25/07/2024

**£3250 Per Calendar Month**

**Unfurnished**



## BRECKENRIDGE LETTINGS

- Gated Development
- Stunning Kitchen
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Large Garden





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
79	89		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

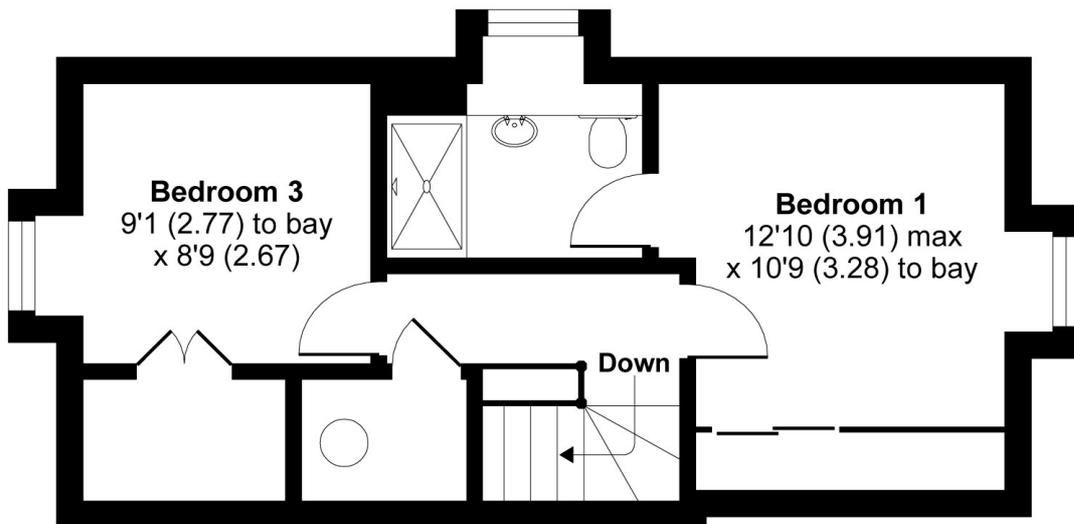
Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental 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.

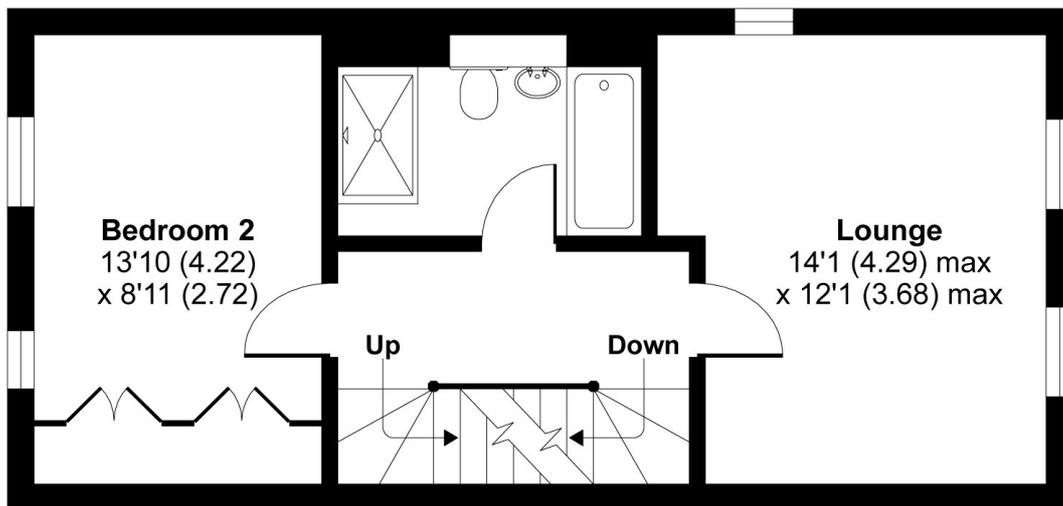
Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

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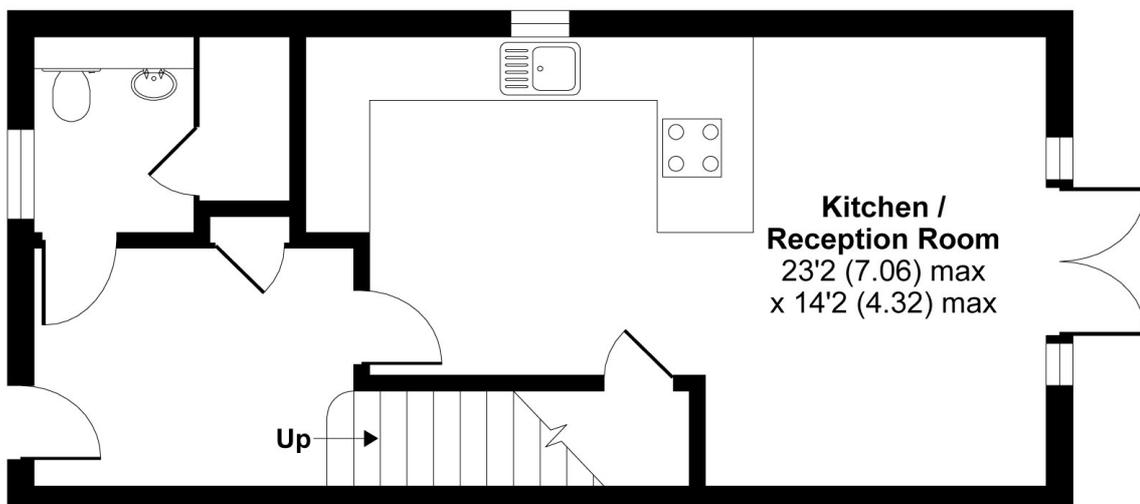
APPROX. GROSS INTERNAL FLOOR AREA 1286 SQ FT 119.4 SQ METRES



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.