



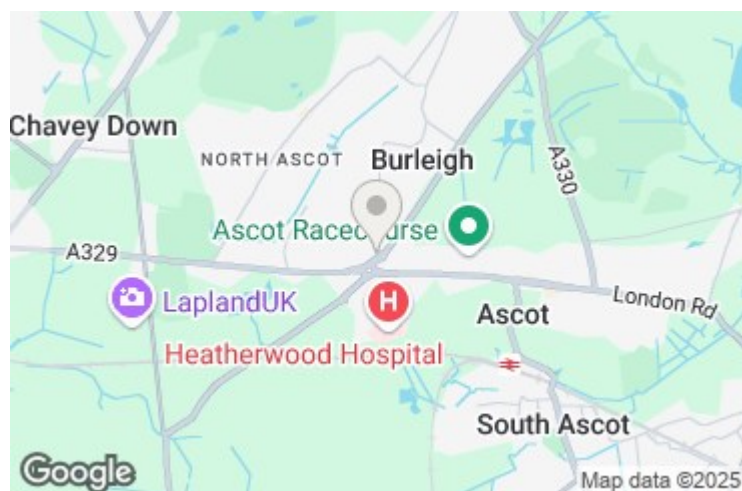
Paddock House, Burleigh Road, Ascot, SL5 8FG

£1,275 PCM

Situated adjacent to Ascot Racecourse and within minutes walking distance to local shops, bars, restaurants and Ascot mainline station is this one double bedroom first floor purpose built apartment. The accommodation comprises a bright and spacious lounge/diner, fitted modern kitchen with built-in hob and oven, fitted modern double shower unit and double bedroom with built-in wardrobes. The property also benefits from double glazed windows, electric eco 7 heating and private entry phone system. Outside communal gardens and allocated parking with further visitors parking. The property is offered on a furnished basis and is available from 16th June.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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