



KINGS YARD, PRINCE ALBERT DRIVE ASCOT, SL5 8AH

Dating back to the 18th century & originally the former coach house to King George the III hunting lodge. Kings Yard is an exclusive community of just 6 apartments and a cottage within one of Ascot's most prestigious roads.

**OFFERS OVER £650,000
LEASEHOLD - SHARE OF FREEHOLD**

HP.

H PRESTIGE ESTATES

KINGS YARD, PRINCE ALBERT DRIVE

- No onward chain • 999 Year Share of Freehold • £1,500 Service charge per year • Private Driveway Parking, Garden & Annexe • Tranquil country location • Period Conversion set upon one of Ascot's most prestigious road



Upon approach to Kings Yard parking is provided by two private driveway spaces, the former garage has been converted into a wonderful annexe space. This features a double bedroom, bathroom facilities, open plan kitchen and living space with french doors out onto the raised decking providing a wonderful Alfresco dining space. Private landscaped gardens continue till the apartments rear access steps.

This delightful three bedroom, first floor split-level apartment offers a fantastic blend of character/period feel combined with modern convenience. Access is provided via an enclosed porch with stairs ascending to the front door, access is also provided by separate stairs to the rear garden. The apartment features three double bedrooms, cosy multiple aspect living space, private dining space and an enclosed kitchen. There is a family bathroom and separate en suite for the principal bedroom. Storage space is provided within the expansive Eaves.

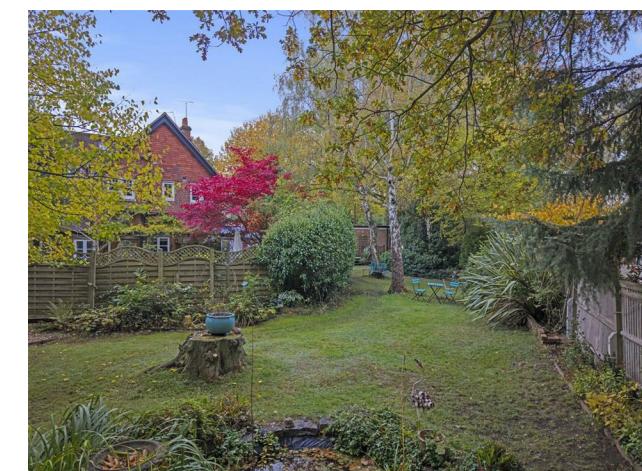
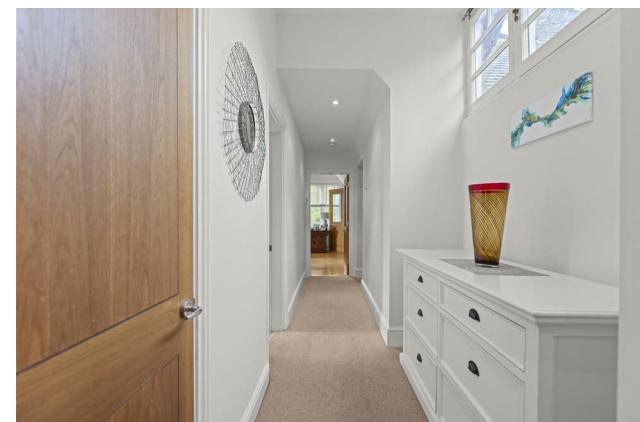
This is a very special and unique apartment that must be viewed in person to be fully appreciated.

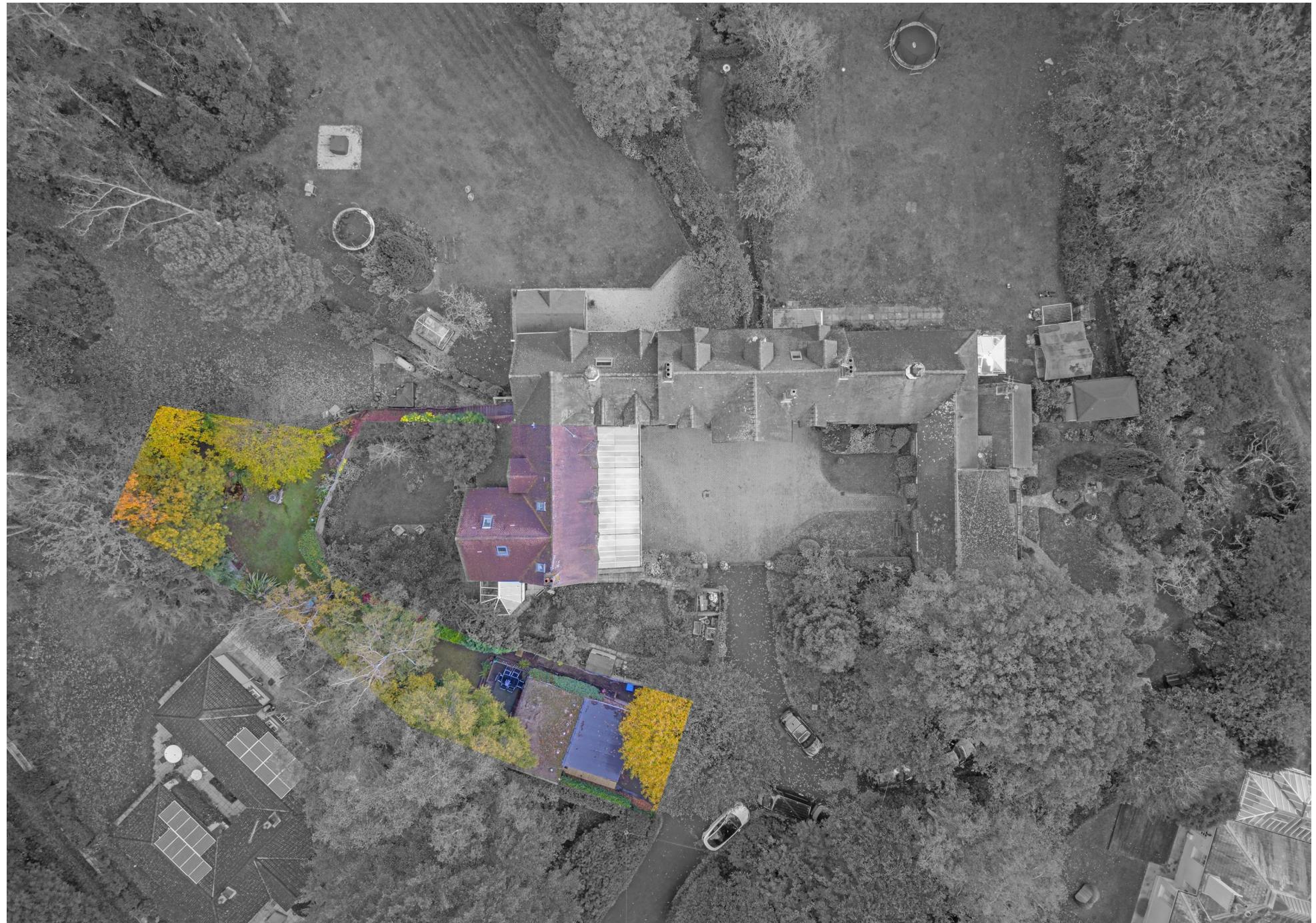
Location - Set within a cul de sac location just off one of Ascot's most prestigious roads, Prince Albert Drive has just recently undergone a full road re-surfacing.

Schools - State offerings are available for primary at South Ascot Village school with the home being in catchment for Charters secondary school. Ascot also offers great proximity to a number of well regarded independent schools such as LVS, Papplewick, St George's Girls and Hall Grove in Bagshot



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ADDITIONAL INFORMATION

Local Authority – Bracknell Forest

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1931.00 sq ft

Tenure – Leasehold - Share of Freehold





Kings Yard, Prince Albert Drive, Ascot, Berkshire, SL5

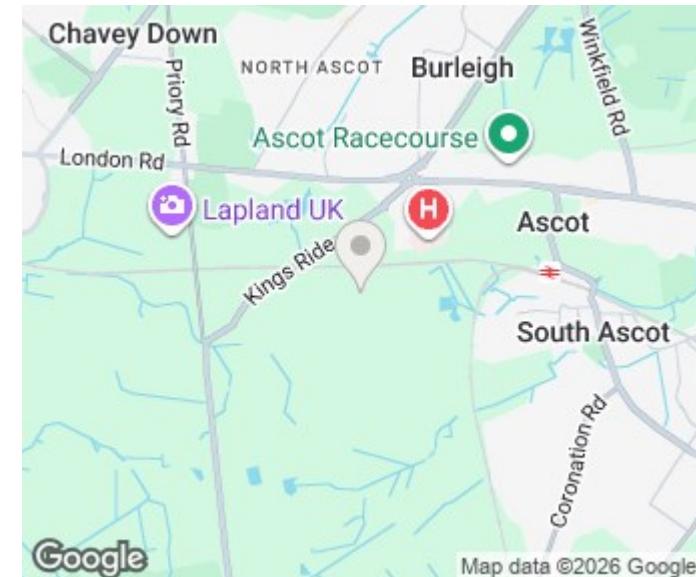
Approximate Gross Internal Area = 138.1 sq m / 1488 sq ft

Annexe = 41.1 sq m / 443 sq ft

Total = 179.2 sq m / 1931 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253987)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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