



**9 Cranbourne Towers
Berkshire, SL5 8JE**

£2,150 PCM

A modern 3 Townhouse located in North Ascot, the property has been maintained to a high standard and boasts 3 double bedrooms, en-suite to master Bedroom, family bathroom, conservatory and private rear garden. 2 Allocated Parking spaces (1 in car Port) are accessed via electric gates.

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Covered entrance

Double glazed front door to

Entrance hallway

Laminate wood floors, radiator, stairs to 1st floor, built in storage cupboard, doors to

Downstairs WC

Low level WC, vanity unit wash hand basin, radiator, tiled floors, double glazed window to front

Kitchen

12'10" x 6'3" (3.92 x 1.92)



Modern range of eye and base level storage units, integrated fridge freezer, built in electric oven and grill, four ring gas hob inset into worksurface with overhead extractor hood, single drainer one and a half bowl sink unit with mixer taps, space and plumbing for washing machine, cupboard housing boiler, tiled splashback, tiled floors, radiator, PowerPoint, double glazed window to front

Lounge

16'4" x 13'4" (4.98 x 4.07)



Laminate wood floors, radiators, feature fireplace with electric fire, built in under stairs storage cupboard, TV point, power point, double glazed window windows and double doors to

Conservatory

12'0" x 9'10" (3.66 x 3.00)



Laminate wood floors, PowerPoint, double glazed double doors to rear garden

Stairs to 1st floor

Stairs to 2nd floor, doors to

Bedroom 2

13'4" x 11'6" (4.07 x 3.53)



Double glazed windows to rear, radiator, PowerPoint.

Bedroom 3

13'4" x 11'0" (4.07 x 3.36)



Double glazed windows to rear, radiator, PowerPoint

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Bathroom



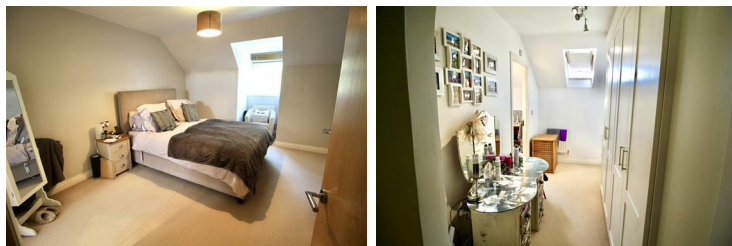
Panel enclosed bath with mixer taps and shower attachment, shower screen, low-level WC, vanity unit wash and basin, tiled floors and walls, electric shaver point, radiator

Stairs to 2nd floor

Door to

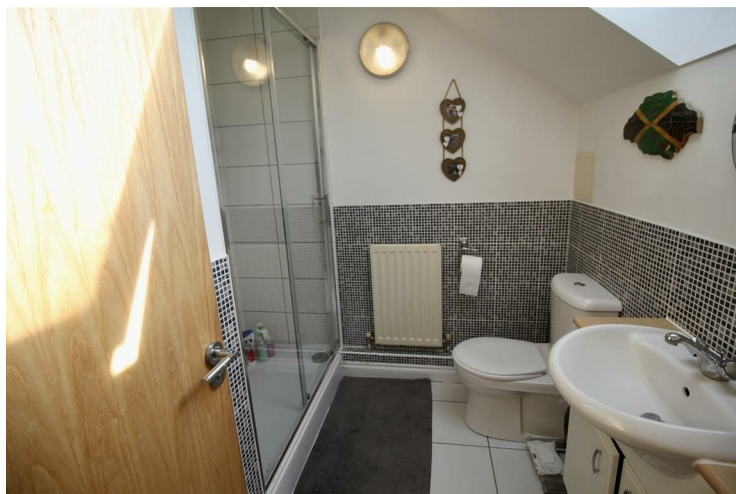
Master Bedroom

13'0" x 13'5" (3.98 x 4.09)



Double glazed window to front, built in cupboard housing hot water tank, radiator, PowerPoint, leading into dressing area with full length fitted wardrobes and drawers, double glazed velux window, door to

Ensuite shower room



Fully tiled shower cubicle with sliding door, built in storage cupboard, low-level WC, vanity unit wash hand basin, half tiled walls, tiled floors, radiator, double glazed velux window.

Outside

Front

Garden area stopped with variety of tree and shrubs, pathway to gate

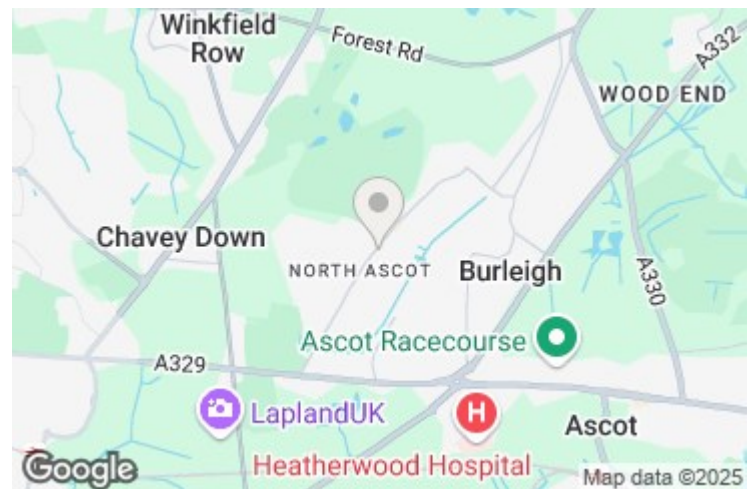
Rear



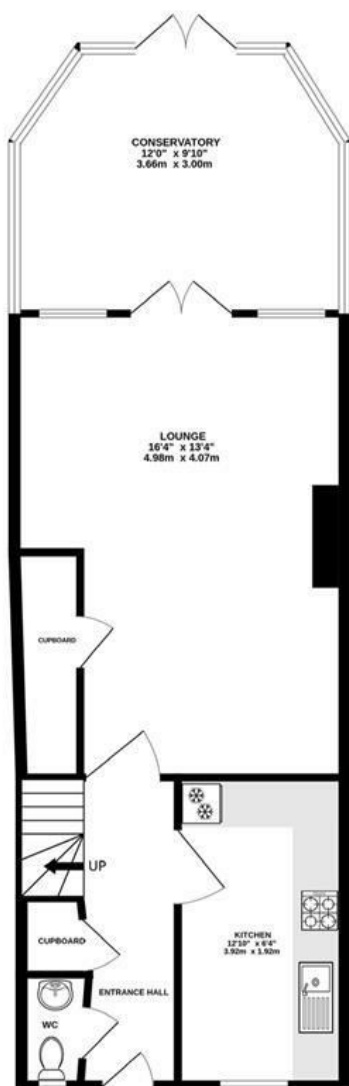
Combination of paved and decking, fully enclosed by panel fencing, outside water tap, gate two

Gated Parking Area

Electric gates leading into communal parking area, two private parking spaces (one under carport)



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(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			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	