



Apt 18, Paddock House Burleigh Road, Ascot, Berkshire, SL5 8FG
£245,000

 **HORLER**

Apt 18, Paddock House Burleigh Road, Ascot, Berkshire, SL5 8FG

A spacious first floor one bedroom apartment within this period style block within minutes of Ascot High Street and opposite Ascot race course. The property comprises a West aspect living room, kitchen through dining room, double bedroom, bathroom and boasts having ample storage and allocated parking. A must see and being sold with no onward chain.



Communal Hallway

With stairs to first and second floors.

Entrance

Through its own front door into entrance hallway with doors leading to all rooms.

Kitchen/Dining Room

A range of eye and base level units with complimentary roll edge work top, sink with single drainer and mixer taps, a four ring electric hob, space for freestanding appliances including washing machine and fridge/freezer, partly tiled walls. Kitchen opening into dining room with wood laminate flooring, single electric radiator, power points and space for dining room table and chairs.

Bathroom

A fitted three piece bathroom comprising of pedestal wash hand basin with twin taps, low level W.C and a panel enclosed bath with a wall mounted shower.

Bedroom

With a window overlooking the side of property, carpet flooring, single electric radiator and power points.

Lounge

With a window overlooking the side of property, carpet flooring, single electric radiator, power and T.V points.

General info:

Lease Term - 190

Lease Start Date - 01/11/2002

Lease Term Remaining - 168yrs

Service charges: Approx. £159.21pm

Ground rent: Approx. "peppercorn"

Legal Note

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Paddock House SL5

Approximate Gross Internal Floor Area = 76.6 sq m / 825 sq ft

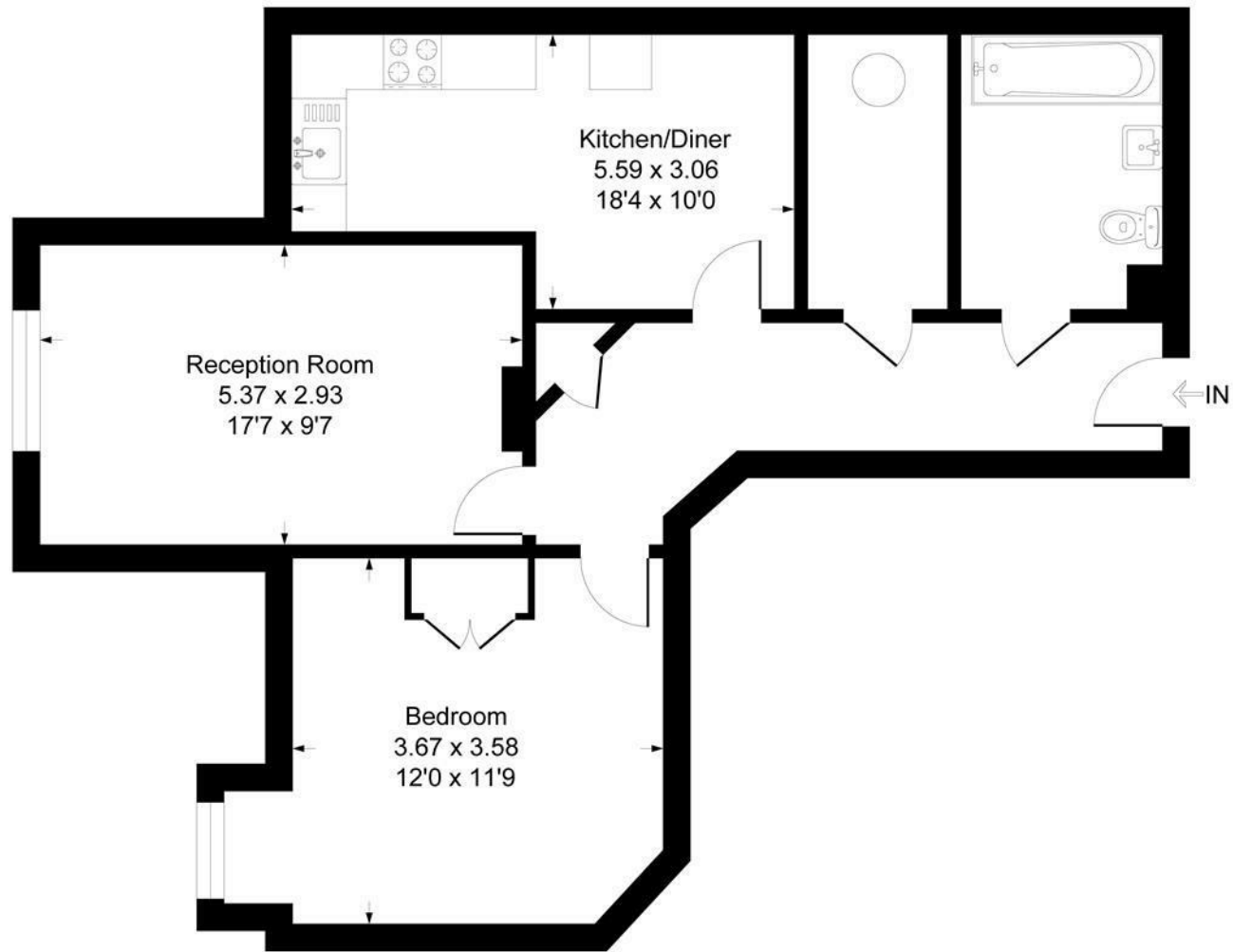


Illustration for identification purposes only, measurements are approximate, not to scale.
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