APARTMENT 9, BROCKENHURST HOUSE
ASCOT, BERKSHIRE
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Luxury two bedroom apartment with balcony

Entrance Hall • Study • Living / dining room with balcony
Kitchen / breakfast room • Utility room

Master bedroom with en suite and balcony
Bedroom 2 • Family bathroom

Underfloor heating • Lift access
2 allocated parking spaces • Communal gardens

Ascot train station 0.8 miles providing regular services to London (Waterloo) in approximately 55 minutes
Ascot High Street 1.7 miles • Windsor 8.1 miles
Heathrow airport (T5) 10.3 miles
Central London 30.3 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Apartment 9, Brockenhurst House, Brockenhurst Road, Ascot, Berkshire, SL5 9FW

Situation
The property is situated in South Ascot on the Brockenhurst Road in close proximity to Ascot train station. Ascot, Sunninghill and Sunningdale provide a variety of cafes, shops and restaurants. The property is within easy reach of the M3, M4 and the A30 which makes it a great location for commuters.

Schools: We are very fortunate to have a fantastic selection of schooling in the local area including Charters, St George's, St Mary's, The Marist, Hall Grove, Papplewick to name a few.


Restaurants: There are many good restaurants in the area including La Sorrentina, The Drawing Room & The Barn at Coworth Park, The Carpenters Arms and Bluebells Restaurant & Bar.

Walking & Riding: Many walks in the area including Windsor Great Park, Chobham Common, Virginia Water Park and riding facilities.

Shopping: Ascot, Sunninghill and Sunningdale provide a good selection of local shopping facilities. More extensive shopping facilities can be found in Windsor, Camberley and Guildford.

Travel: Easy access to the M3 and M25. Sunningdale and Ascot station to London (Waterloo). Heathrow and Gatwick International airports are easily accessible.
Gardens and grounds
The development benefits from communal gardens to the rear.

Services
We are advised by our client that gas, electricity and water are all mains supplied.

Fixtures and Fittings
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority
The Royal Borough of Windsor and Maidenhead
Tel +44 (0) 1628 683800

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