



Beechgrove,
Church Lane, SL5 7GA



An exceptional three double-bedroom apartment, built recently by Millgate Homes and interior designed by Alexandra James Interiors.

**Beechgrove,
Church Lane, Ascot
SL5 7GA**

- ◆ Residents leisure facilities including heated pool and tennis court
- ◆ Luxury 3 double bedroom first floor apartment
 - ◆ Set in magnificent grounds of 9 acres
 - ◆ Master bedroom featuring dressing area and ensuite
- ◆ Modern layout with open plan kitchen / living
 - ◆ Professionally interior designed
 - ◆ Two balconies overlooking the grounds

Situation

Beechgrove is set within its own private grounds and located a short walk from Sunninghill village and Ascot High Street. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot where trains run to Guildford, London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.



Additional Information

Postcode: SL5 7GA

Tenure: Leasehold - Lease remaining 997 years

Council Tax Band: H

Local Authority: Windsor and Maidenhead

Service Charge: Approximately £10,000 per annum

Fixtures and Fittings: Fixtures and fittings by separate negotiation

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Approximate Floor Area = 178.1 sq m / 1917 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91515



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