



Windsor Road, Ascot,
Berkshire **SL5**



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An ideal property in a prime location, situated on the top floor at the rear of this attractive gated development, directly opposite Ascot Racecourse.

Accommodation comprises; a communal entrance hall, lift access, hallway, reception room with vaulted ceiling, doors on to the balcony and open kitchen area. There are two double bedrooms with en suites, including the principal and a further bathroom. The property benefits from allocated underground parking, with visitor parking available on well-tended communal grounds.



Guide price: £1,900 per calendar month

Furniture: Available unfurnished

Tenancy available from: 16th January 2023

Minimum length of tenancy: 12 months

Deposit: Deposit: £2,192.30

Local authority: Royal Borough of Windsor & Maidenhead

Council tax band: F



Located within a short distance of Ascot high street and railway station, with services to London Waterloo in under 55 minutes. As well as links to the M25 with Central London only 30.7 miles (45 minutes), Heathrow Airport is at a distance of 22.6 miles (34 minutes), and Gatwick Airport is 46.4 miles (59 minutes) away.

The Ascot area has excellent sporting and recreational facilities, with many well-known local golf courses, including the world-renowned Wentworth, Sunningdale, The Berkshire and Swinley Forest, polo at Smiths Lawn and The Royal Berkshire, with extensive walking and riding in Windsor Great Park.

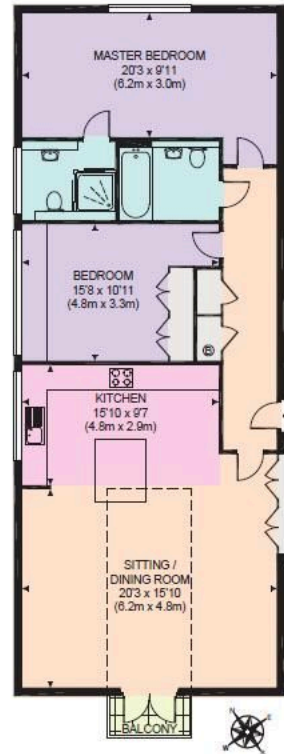
The local schooling is abundant with choice; within the Charters School catchment area with many renowned private schools, including Eton College, Papplewick, Sunningdale, St. Mary's, Heathfield, Hurst Lodge, St George's and St. John's Beaumont. In addition, there is the American Community School (ACS) and TASIC.





Approximate Gross Internal Floor Area 101 sq m / 1086 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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