

Brockenhurst House, Brockenhurst Road, Ascot, SL5



## Brockenhurst Road, Ascot **SL5**

A luxury two bedroom, first floor apartment to rent in Ascot built by Millgate Homes in 2011.

The accommodation comprises a principal bedroom with an ensuite bathroom and dressing area, a second bedroom with built in wardrobes and doors opening up to a Juliette balcony, a family bathroom, a fully fitted kitchen and a living/dining room with doors opening onto a balcony.

The property comes with two underground parking spaces, an electric charging point, an external store room and a communal summerhouse.











EPC -

В

Furniture: Available unfurnished

Minimum length of tenancy: 12 months

Local authority: Royal Borough of Windsor and Maidenhead

Council tax band: F







The local railway station at Ascot provides mainline rail access to London Waterloo taking approximately 55 minutes (distance and times are all approximate). The M3,M4 and M25 motorways are also easy accessible. In the local area there are excellent sporting and recreational facilities, with many well known local golf courses that include the world renowned Wentworth polo at Smiths Lawn and The Royal Berkshire, with extensive walking and riding in Windsor Great Park. There are many good state and independent schools such as Cheapside, Charters, Papplewick and two international schools; ACS at Egham and TASIS at Thorpe.











## Approximate Gross Internal Area 1365 sq ft / 126.8 sq m

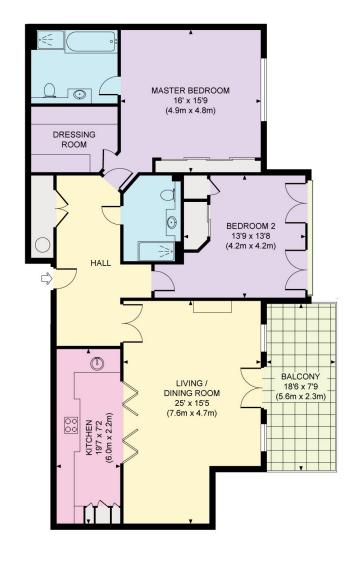
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank Ascot

59 High Street Iwould be delighted to tell you more

Ascot SL5 7HP Stefanie Sutch 01344 299395

knightfrank.co.uk stefanie.sutch@knightfrank.com





All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST), at enancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST), or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantines. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is elengation on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable under themse fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventors, unless specifically noted otherwise. All those items regarded as tenants fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents,

Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.