



Prides Crossing, Winkfield Road, Ascot, SL5



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SL5

A well-presented house offering spacious accommodation with a lovely garden. This family home is situated in a desirable location and features spacious accommodation.

Leading from the entrance hall is the sitting room, dining room, family room, spacious kitchen/breakfast room, utility room and study. The garden can be accessed via the main sitting room and kitchen, the grounds are mainly laid to lawn with a small patio area. Upstairs is the principal bedroom with an en-suite bathroom and one further bedroom with an en-suite bathroom. There are also three further bedrooms and a family bathroom.



Furniture: Available unfurnished

Minimum length of tenancy: 12 Months

Local authority: Royal Borough of Windsor And Maidenhead

Council tax band: G





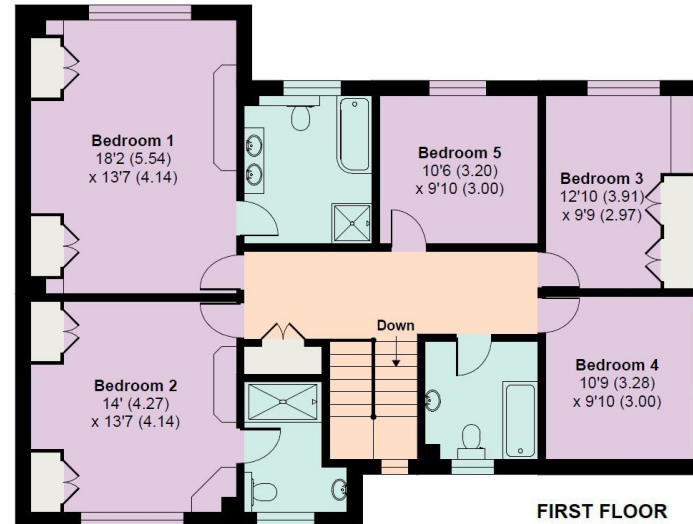
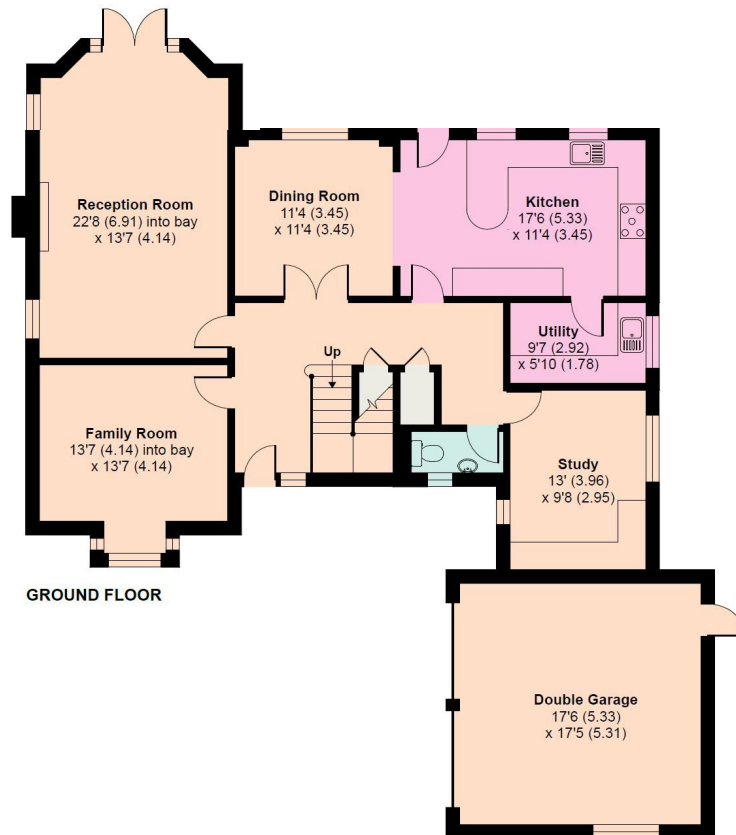
Situated on Prides Crossing in Ascot, the property is within easy reach of the local amenities. Ascot High Street has to offer such as restaurants, bars, cafes, boutiques and convenience stores. It is also perfectly positioned for road connections to the M3, M4 and M25 as well as rail links to Waterloo and Heathrow is approximately 20 minutes from the property.





Approximate Area = 2784 sq ft / 258.6 sq m (includes garage)

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

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I would be delighted to tell you more

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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) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if 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/tenantfees. 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 subject to change, depending 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 endeavours to update this as soon as practical.

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