



KINGS RIDE,

Ascot SL5





Englemere is set within 12 acres of meticulously landscaped grounds, offering an unparalleled standard of luxurious living.



Local Authority: Windsor and Maidenhead Borough Council
Council Tax band: G
Furniture: Unfurnished
Minimum length of tenancy: 12 months
Deposit amount: £9,692.3
Available date: Now

Guide price: £7,000 per calendar month



This apartment benefits from two secure underground parking spaces, accessible via a lift, as well as a lockable storage area.

The accommodation comprises a utility room, a principal bedroom with an en suite bathroom, and a spacious patio area. In addition, residents have access to a heated communal outdoor pool, ideal for warmer days, along with a fully equipped gym and twelve distinct garden areas within this exclusive, gated community.

\*Please note, the exterior images are computer generated and the internal images are of a previous Millgate development and indicative only.\*







Approximate Gross Internal Area = 2,087 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



## We would be delighted to tell you more.

Katie Green 01344 293 156 katie.green@knightfrank.com

Knight Frank Ascot Lettings 59 High Street Ascot SL5 7HP

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by the landlord without responsibility on the part of Knight Frank has taken steps to verify this information above is provided to Knight Frank by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property leolonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: 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 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) or higher weekly rent (if an AST) or hor frees that might apply, please ask us or visit www.knightfrank.coulk/tenanttees. 6. To find out how we process Personal Data, plea

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. 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 WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.