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# Brook Avenue, *Ascot*

OSBORNE HEATH



# A three bedroom, two bathroom townhouse set in a gated development offered to the market with no onward chain.

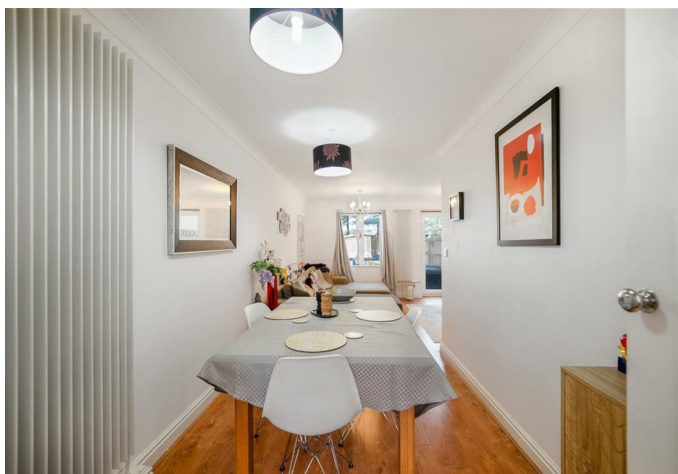
The ground floor has a dining room, lounge, kitchen and a downstairs WC.

On the first floor there are two double bedrooms and a family bathroom.

The second floor is the principal bedroom with a walk-in wardrobe and an en suite.

Brook Avenue is a cul-de-sac in a gated development next to Ascot High Street and Racecourse. Other nearby places of interest include The Berkshire Golf Club, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where trains run to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis.

EPC rating C. Council Tax band F. Service charge £300pa.



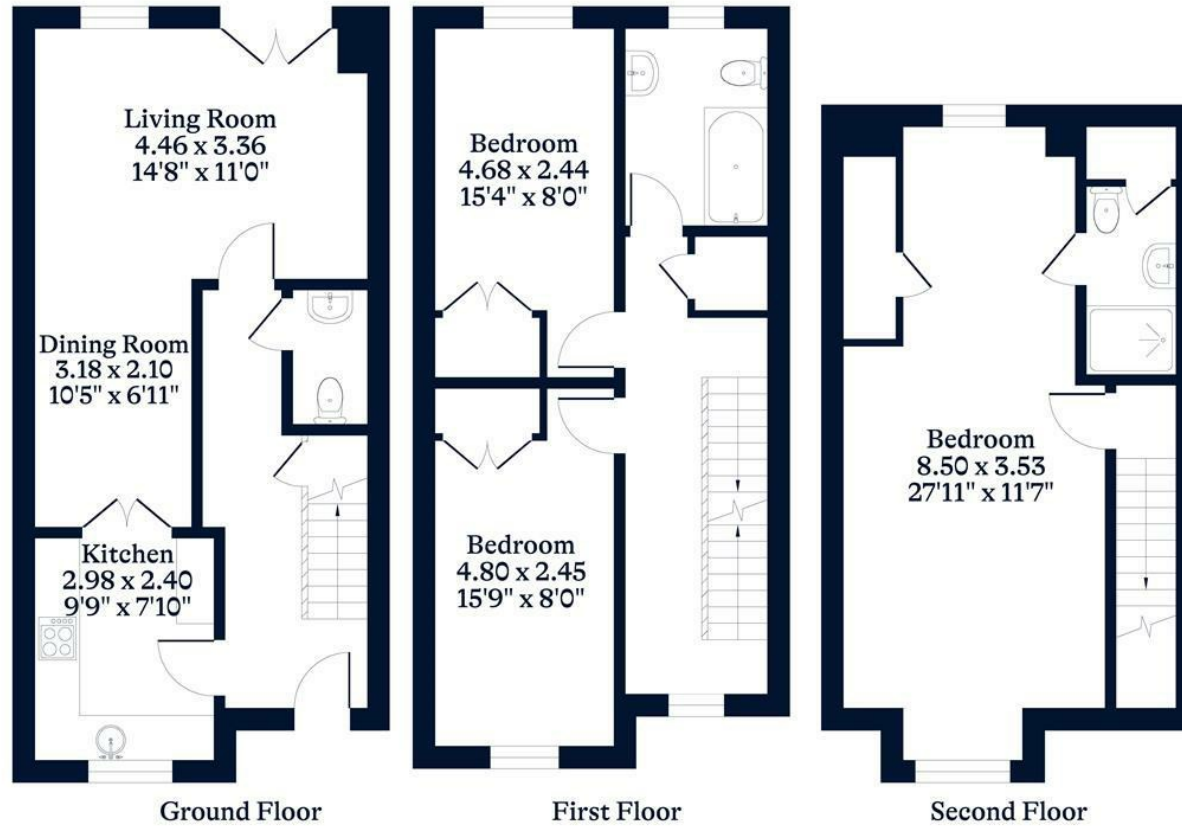




**APPROXIMATE FLOOR AREA**  
House - 119.77 sq m - 1289 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



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.

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