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# Archibald House, *Ascot*

OSBORNE HEATH

**A brand new, larger than average one bedroom ground floor maisonette with accessible access, a south facing terrace and allocated parking, close to Ascot Racecourse, high street and train station. Ready for May/June 2025 move-in.**

The apartments in Holyrood House come with hand crafted British kitchens, integrated appliances, wiring for SkyQ and underfloor heating.

This ground floor maisonette has it's own front door plus extra wide doors for accessible access, an open-plan kitchen, living and dining room with doors out to the terrace, double bedrooms, wet room and storage.

Plot 124 has a sunny south facing terrace and allocated parking. Some properties within the development will have an EV charging point.

Heatherwood Royal is a brand new development at the top of Ascot High Street, built by Taylor Wimpey. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford and by road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax band TBC. 999 year Lease. Annual Service Charge £1,998.71. Peppercorn Ground Rent.

Some images are computer generated or of the show-home and are for illustration purposes only.

The floor plan is a typical layout for this house type. For more information please contact us to organise a visit.





**APPROXIMATE FLOOR AREA**  
House - 70.26 sq m - 756 sq ft  
(Gross Internal Area)



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



**Ground Floor**

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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