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# The Avenue, Ascot

OSBORNE HEATH



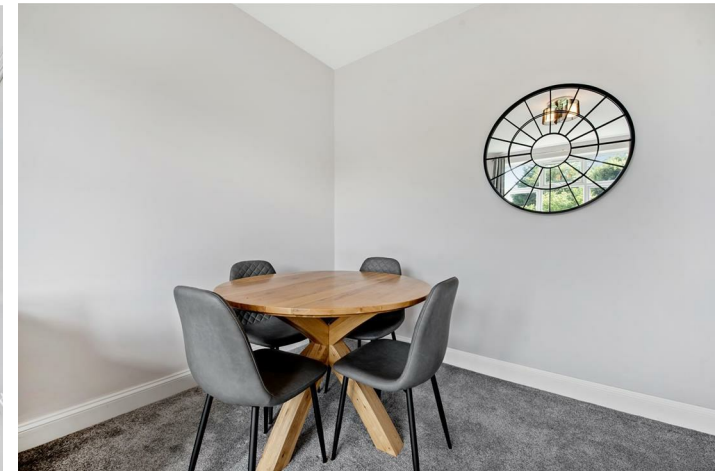
# A two double bedroom, first floor apartment that has been beautifully refurbished throughout.

This apartment features two double bedrooms with fitted wardrobes, a modern bathroom, living room with dining space and kitchen which leads to a utility room.

Outside has off road parking and a communal patio area.

The Avenue is close to Ascot Racecourse and Royal Ascot Golf Club. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax Band C. Deposit £2,192. Holding Deposit £438. Lease Length 6-24 Months.







**APPROXIMATE FLOOR AREA**  
Apartment - 69.98 sq m - 753 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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