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Brook Avenue, *Ascot*

OSBORNE HEATH

A two double bedroom, two bathroom apartment with allocated parking and a large private terrace.

This two bedroom apartment has been tastefully decorated and offers a principle bedroom with an en suite and built-in wardrobe, a further double bedroom, a family bathroom, an open plan living and dining room with a front patio, kitchen with pocket doors leading out to the two level terrace offering an uninterrupted view of private woodlands.

Edenbrook is a mansion-inspired block within easy walking distance of Ascot high street and train station.

Outside the apartment has a allocated parking space.

Edenbrook is set in a cul-de-sac 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.

EPC rating D. Council Tax band D. Service Charge £1,800pa. Ground Rent £250pa. 108 year Lease.

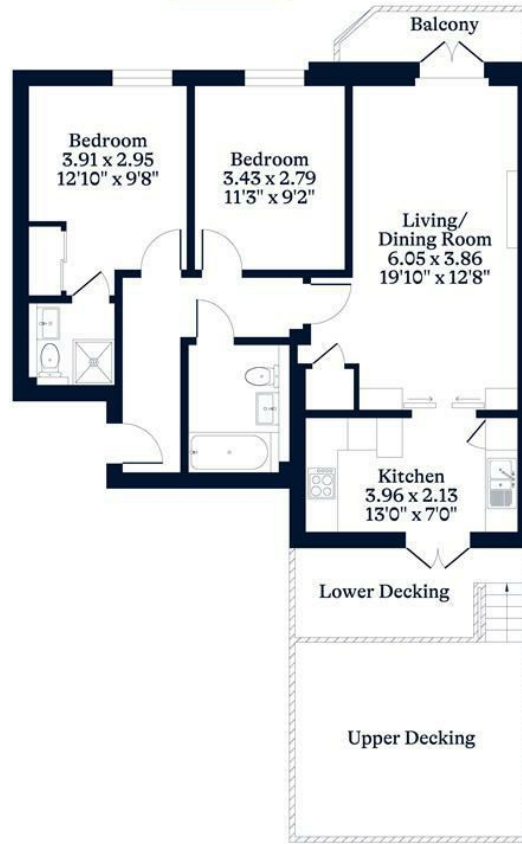




APPROXIMATE FLOOR AREA
House - 67.00 sq m - 724 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



First 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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