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# Ascot Corner, *Ascot*

OSBORNE HEATH

## A two double bedroom, two bathroom top floor apartment close to Ascot high street, with a balcony, lift and underground parking.

This top floor apartment has a principal bedroom with built-in wardrobes and an en suite, guest bedroom, family bathroom plus a semi-open-plan kitchen, dining and living room with double doors leading out to the balcony.

Outside the apartment has access to communal grounds and two gated underground parking spaces.

Ascot Corner is a small, gated development on Wells Lane, close to Ascot high street, Ascot Racecourse and Ascot Train Station where trains run to London, Reading and Guildford. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Service Charges: £5,500 per annum including hot water and heating. Lease: Share of Freehold. 900 years on lease.





**APPROXIMATE FLOOR AREA**  
72.60 sq m - 783 sq ft  
(Gross Internal Area)



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



**Second 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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