

2 1 2



Seymour Drive, *Ascot*

OSBORNE HEATH

A modern two double bedroom, two bathroom ground floor apartment with a patio in a quiet cul-de-sac.

This ground floor apartment has a principal bedroom with built-in wardrobes and en suite, a second double bedroom, bathroom and an open-plan kitchen, living and dining room with double doors leading out to patio.

The communal areas are well landscaped and the private patio has views of a pond, There is also private access to residents only woodlands for nice long walks.

The apartment comes with two allocated parking spaces one of which is a carport.

Seymour Drive is a cul-de-sac in the Brompton Gardens development, recently built by Berkeley Homes, backing onto Swinley Forest. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick, Ranelagh and St Francis. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band E. Service Charge £2,840 pa. Ground Rent £400 pa. Lease 995 years remaining.

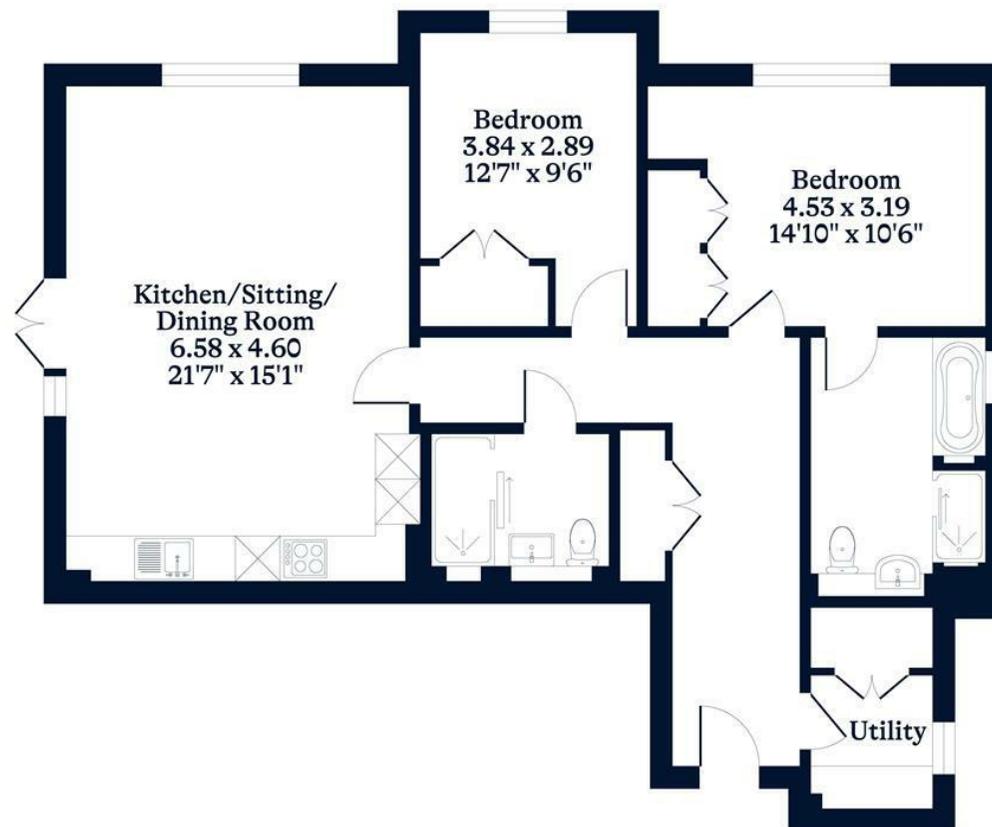




APPROXIMATE FLOOR AREA
House - 93.80 sq m - 1010 sq ft
(Gross Internal Area)



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.

OSBORNEHEATH.CO.UK