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# Woodmill Court, *Ascot*

OSBORNE HEATH



## A modernised two double bedroom ground floor apartment with allocated parking and own private entrance.

This ground floor apartment has a living room with dining space, modern kitchen with a breakfast bar, two double bedrooms with built-in wardrobes and a modern bathroom.

The development has allocated parking and further residents parking and communal gardens.

Woodmill Court is a small private development close to Ascot Racecourse. Other nearby points of interest include Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. 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 D. Council Tax band C. Lease 102 years remaining.  
Ground rent £195pa. Service charge £1,700pa







**APPROXIMATE FLOOR AREA**  
Apartment - 64.53 sq m - 695 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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