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Grand Regency Heights, *Ascot*

OSBORNE HEATH

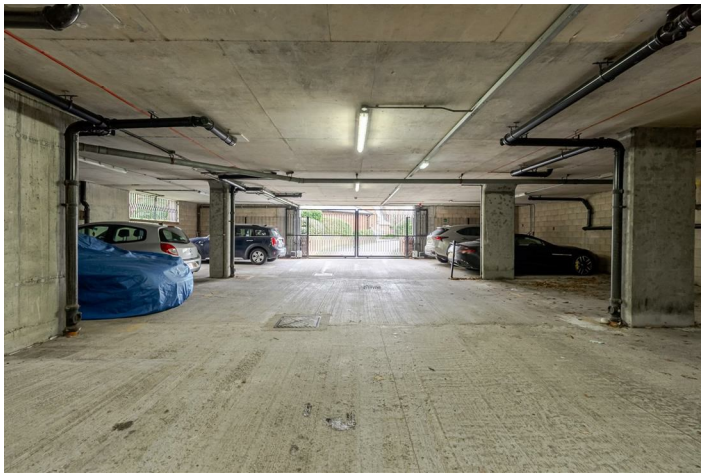
A two double bedroom, two bathroom apartment with underground parking, a south facing balcony and no onward chain.

This second floor apartment has a living and dining room leading out to the south facing balcony, kitchen, principal bedroom with en suite and built-in wardrobes, and a second en suite bedroom.

This property comes with one allocated underground parking space and two extra parking permits.

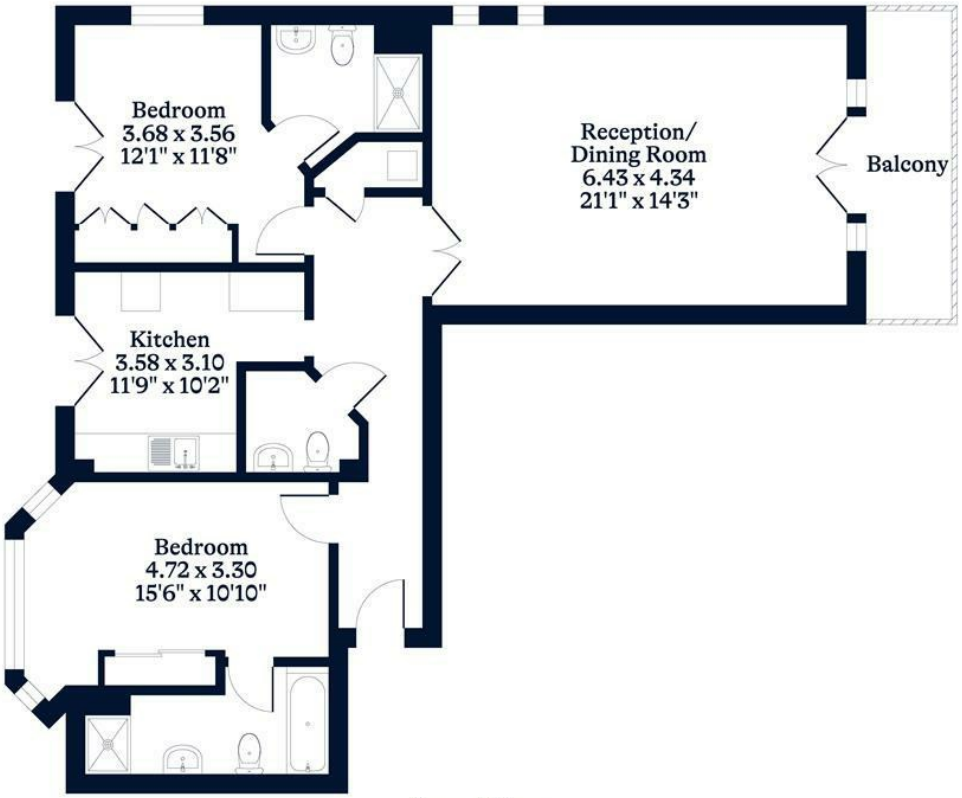
Grand Regency Heights is off Burleigh Road, opposite Ascot Racecourse. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where trains run to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band F. Lease 104 Years Remaining. Service Charge £2,300pa. Ground Rent £250pa.



APPROXIMATE FLOOR AREA
Apartment - 90.80 sq m - 978 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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