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# Grand Regency Heights, Ascot

OSBORNE HEATH

## A two bedroom, two bathroom ground floor apartment close to Ascot high street and station, with underground parking, a balcony and no onward chain.

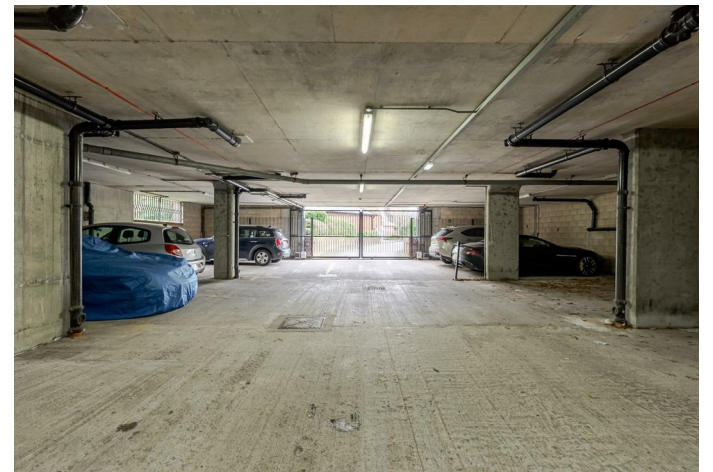
This ground floor apartment has a living room leading out to a terrace, modern kitchen, principal bedroom with en suite, balcony and built-in wardrobes, a second bedroom and a bathroom.

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 £3,570PA. Ground Rent £250 PA.

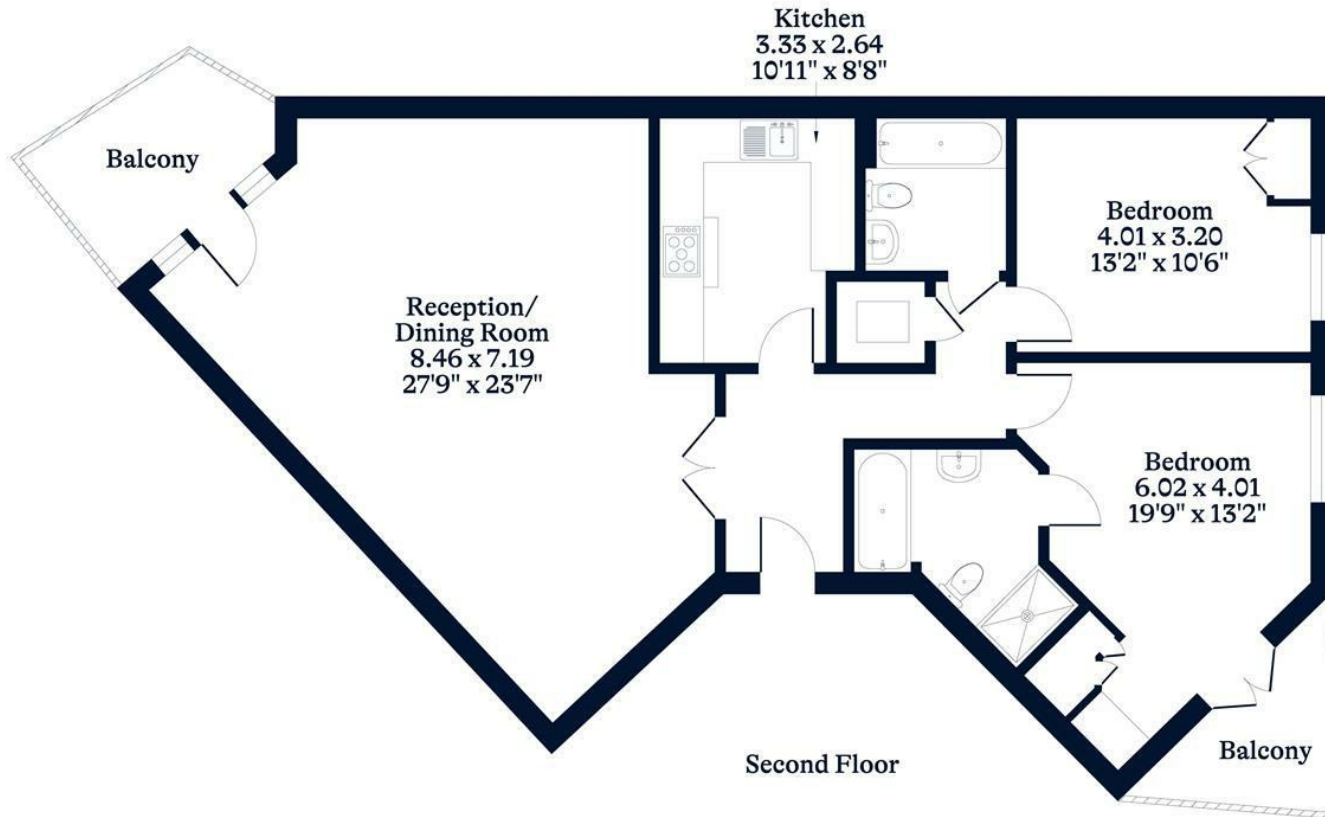




**APPROXIMATE FLOOR AREA**  
Apartment - 99.30 sq m - 1069 sq ft  
(Gross Internal Area)



**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](http://OSBORNEHEATH.CO.UK)