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# Ashleigh, Ascot

OSBORNE HEATH



# A brand new one bedroom apartment with allocated parking and a bonus loft room used as a study.

This first floor apartment has an open-plan kitchen with Siemens appliances plus living and dining areas, double bedroom with built-in wardrobes, modern bathroom and a loft area that offers good storage and could be used as a study.

Outside there is allocated parking and access to the communal gardens.

Ashleigh is on Kennel Ride, close to Ascot Racecourse. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band C. Share of Freehold with 999 year underlying lease. Service Charge approx £740pa.







#### APPROXIMATE FLOOR AREA

Apartment First Floor - 41.01 sq m - 442 sq ft  
Second Floor - 19.61 sq m - 211 sq ft  
Total - 60.62 sq m - 653 sq ft  
(Gross Internal Area)

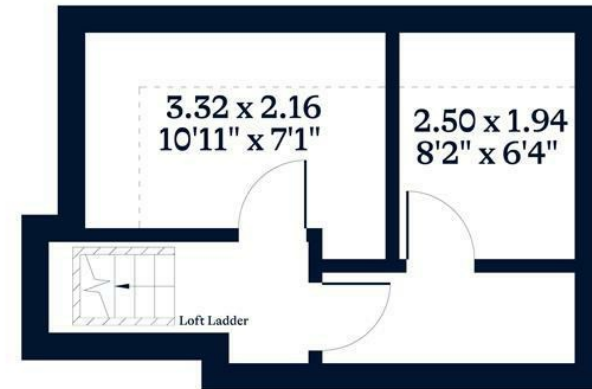
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#### NOT TO SCALE

This plan is for illustration purposes only



Apartment First Floor



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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