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# Paddock House, *Ascot*

OSBORNE HEATH



## A one bedroom ground floor apartment with allocated parking, close to Ascot high street and train station.

This ground floor apartment has a living room, separate kitchen, one double bedroom, and a bathroom.

The apartment comes with allocated parking and visitors parking.

Paddock Court is off Burleigh Road, opposite Ascot Racecourse. Other nearby places of interest include Coworth Park, Guards Polo Club, Sunningdale Golf Club, 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 C. Leasehold with 77 Years Remaining. Service Charge £1,576.80 pa. Ground Rent £250 pa.







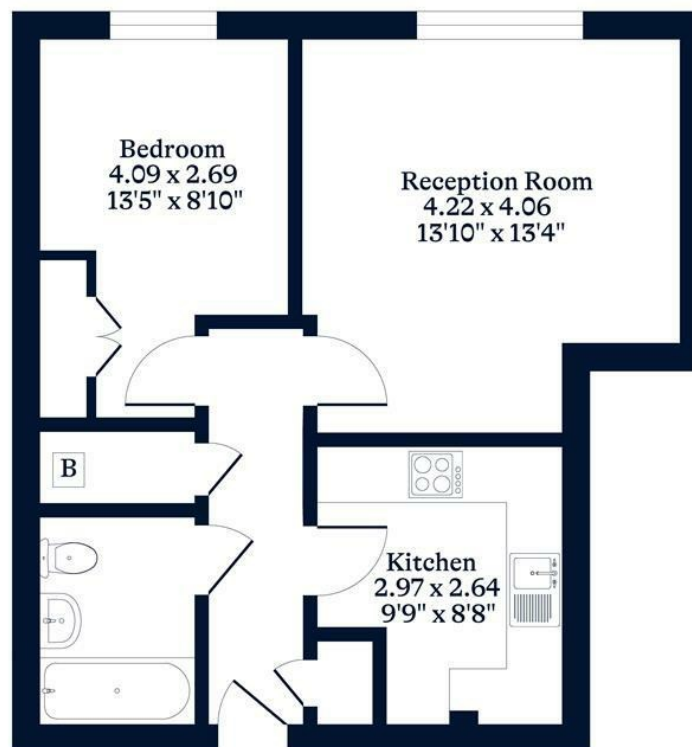


**APPROXIMATE FLOOR AREA**

House - 45.60 sq m - 491 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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