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# Aldbourn, Ascot

OSBORNE HEATH



## A two bedroom, two bathroom top floor apartment in a gated development with allocated parking and communal gardens close to Ascot High Street.

This top floor (with lift) apartment has an open-plan kitchen with living area and dining space, large principal bedroom with built-in wardrobes and en-suite shower room, second bedroom with built-in wardrobes and a bathroom.

The property is in a gated development with access to lawned communal grounds, allocated parking, and visitors parking.

Alderbourne is close to Ascot High Street, Ascot Racecourse and within walking distance of Ascot Train Station where trains run to London, Reading and Guildford. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Lambrook, LVS, The Marist, Papplewick, St George's and St Mary's.

EPC rating C. Council Tax band D. Ground Rent £290 pa. Service Charge £3,979 pa. Leasehold with remaining lease of 981 years.



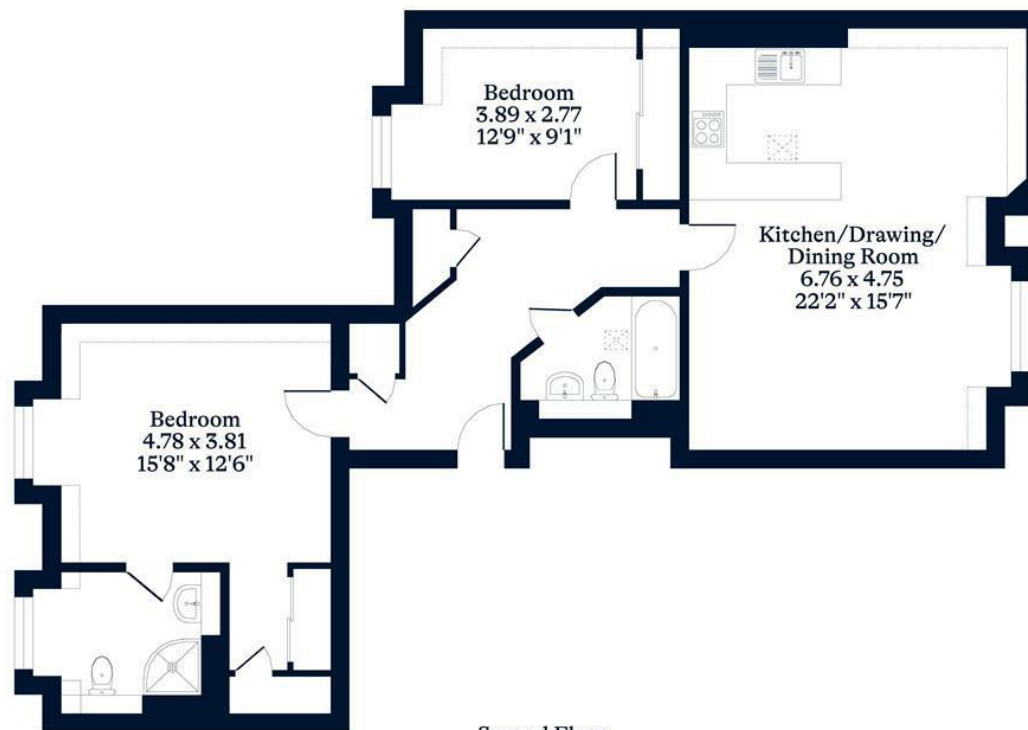




**APPROXIMATE FLOOR AREA**  
Apartment - 87.70 sq m - 945 sq ft  
(Gross Internal Area)



**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.

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