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Woodmill Court, *Ascot*

OSBORNE HEATH

A modern one double bedroom apartment with allocated parking and no onward chain. Currently rented out at £14,100 per annum.

This first floor apartment has a living room with dining space, modern kitchen with a breakfast bar, double bedroom and a bathroom.

The development has allocated parking, visitor parking and communal gardens.

The apartment is also a 5 minute walk to the highly regarded and popular Royal Foresters pub, 5 minutes walk to Swinley Forest and a 5 minute walk to the Lavender Park Golf Complex as well as a 10 minute walk to Ascot town centre and train station.

Woodmill Court is a small private development close to Ascot Racecourse. Other nearby points of interest include Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. 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.

EPC rating B. Council Tax band C. Leasehold with 102 years remaining. Ground rent £175 pa. Service charge £2,018 pa.



A black rectangular plaque with gold lettering is mounted on a brick wall. The plaque is secured with four gold-colored screws at the corners. The text on the plaque is "WOODMILL COURT" in a serif font, with "WOODMILL" on the top line and "COURT" on the bottom line. The brick wall is made of light-colored bricks with visible mortar joints. In the background, a portion of a building with white-framed windows is visible.

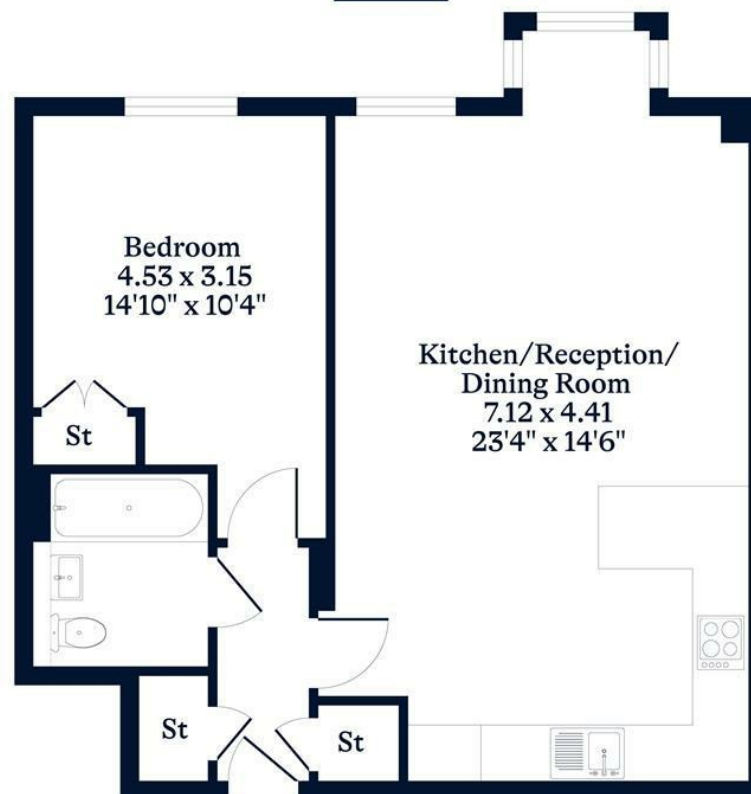
WOODMILL
COURT

APPROXIMATE FLOOR AREA

House - 54.00 sq m - 585 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



First 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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