



Porchester, South Ascot

£410,000



Porchester, South Ascot, Berkshire SL5 9DY

A two bedroom modern house refurbished to a high standard approximately four years ago. The property is in a sought-after location being in close walking distance to both Ascot mainline station and Ascot High Street.

REFURBISHMENT APPROXIMATELY 4 YEARS AGO TO INCLUDE

- New boiler installed in loft
- Larger loft hatch to enable storage
- Loft ladder
- New radiators
- Nest heating system
- Hardwired security & smoke alarm system
- Dimmer switches
- Ceiling spotlights
- Double glazing
- Annual service charge £336

ACCOMODATION

- Entrance hall
- Kitchen with Miele appliances included in sale
- Lounge with wall mounted flat screen TV included in sale
- Lounge with Miele dryer included (in downstairs Cupboard)
- Two bedrooms with fitted wardrobes and flat screen TVs included

FLOORING

- Lounge wood flooring installed 4 years ago
- Carpeting upstairs installed 4 years ago

OUTSIDE

- Garage in block
- Garden with private view to rear
- Security lights to front and rear
- Rear pathway to garaging

LOCAL AUTHORITY/COUNCIL TAX

Windsor and Maidenhead – Band D

EPC RATING

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Approximate Gross Internal Area
58.0 sq m / 624.30 sq ft
(Excludes Garage)
Garage Area 12.0 sq m / 129.16 sq ft

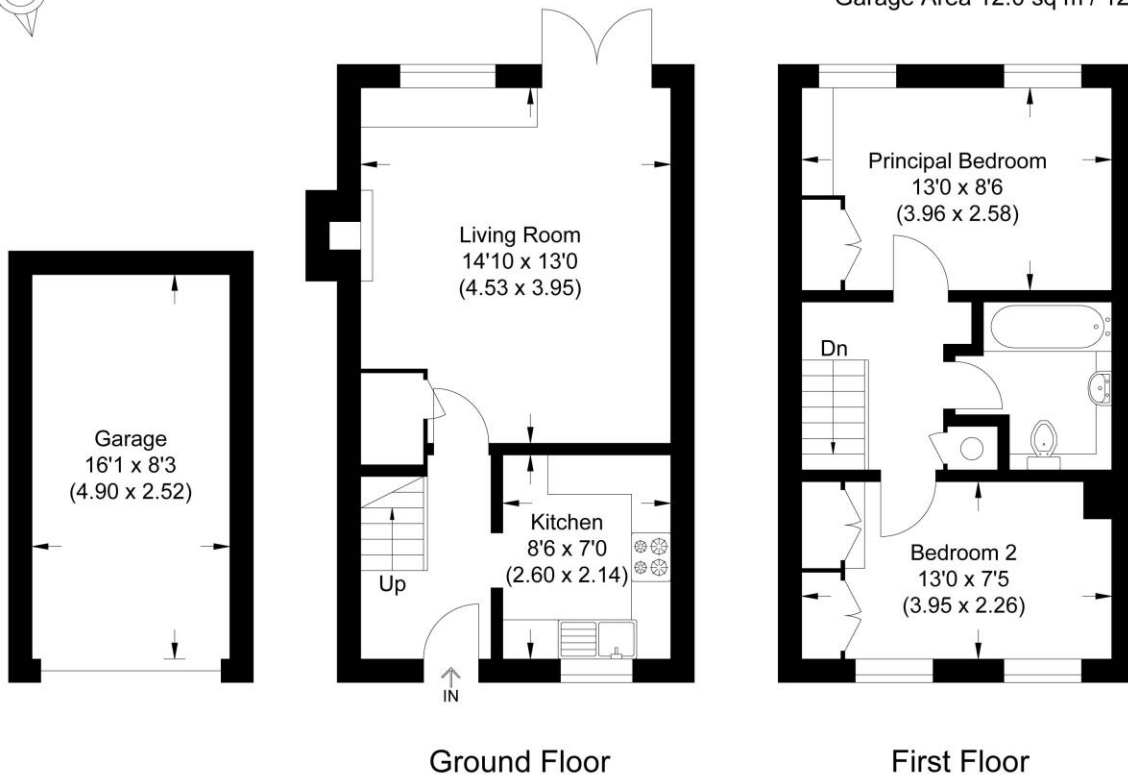


Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.



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