

RICE+ROMAN



Rose Cottage, Ascot

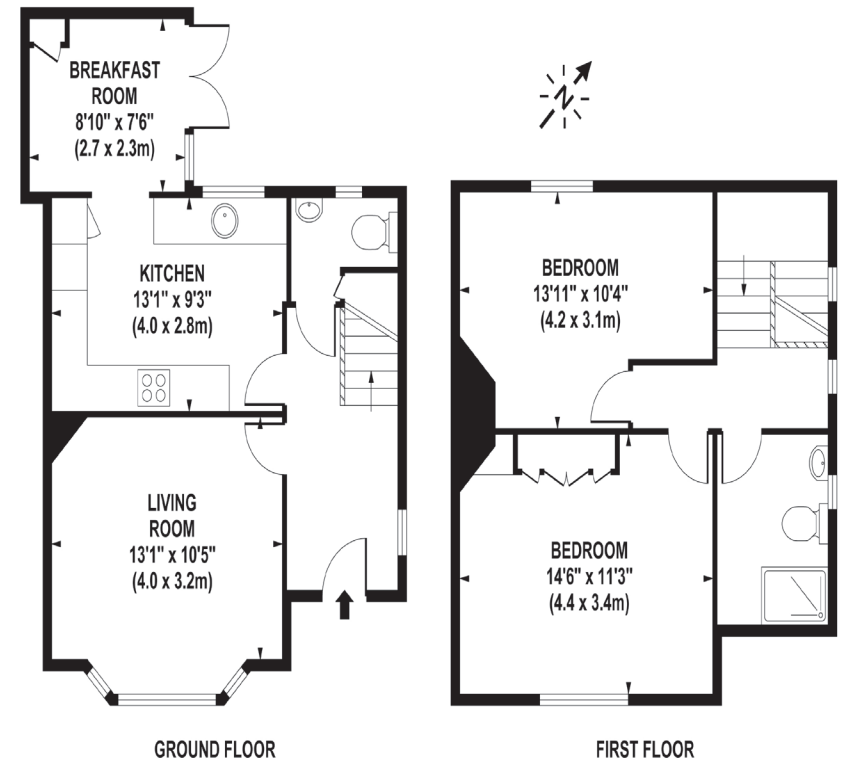
SL5 0AU





## Living Area

Lynwood Village, Rise Road, Sunninghill, Ascot, Berkshire



APPROX. GROSS INTERNAL FLOOR AREA 881 SQ FT / 82 SQ M

- Two double bedrooms
- Two double bedrooms
- Semi-detached cottage
- Shower room and Separate WC
- Garden
- Private driveway

**Price:** £400,000

**Service Charge:** See FAQ

**Ground Rent:** See FAQ

**Other Charges:** £

**Lease Length:** 2139 (Expiry Date)

**Tenure:** Leasehold

**EPC Rating:** D

For more information  
please contact:

Rice & Roman  
T: 01344 981246  
E: [info@riceandroman.co.uk](mailto:info@riceandroman.co.uk)  
Lynwood Village, SL50FJ  
[www.riceandroman.co.uk](http://www.riceandroman.co.uk)

**RICE +  
ROMAN**

Agents Notices - These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.