



OSB

Drummond Court, Ascot

OSBORNE HEATH



On the ground floor is a modern integrated kitchen, living room with dining space and doors leading onto the garden plus a downstairs WC.

The first floor has two double bedrooms and a modern family bathroom.

Outside is a rear patio and lawned garden, garage and the allocated parking.

Drummond Court is a gated community off New Road close to Ascot Racecourse. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

Drummond Court

Ascot

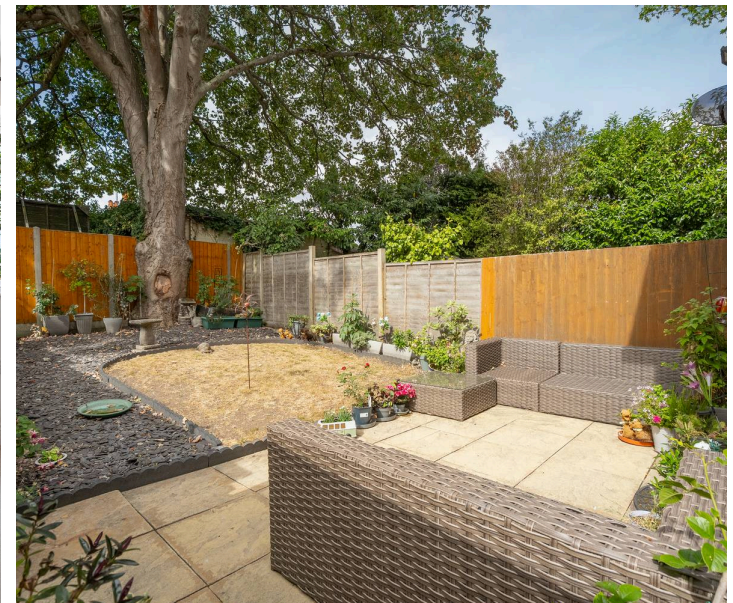
- Two Double Bedrooms
- Living Room
- Modern Kitchen
- Downstairs WC
- Modern Bathroom
- Semi-Detached
- Allocated Parking
- Garage
- Gated

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



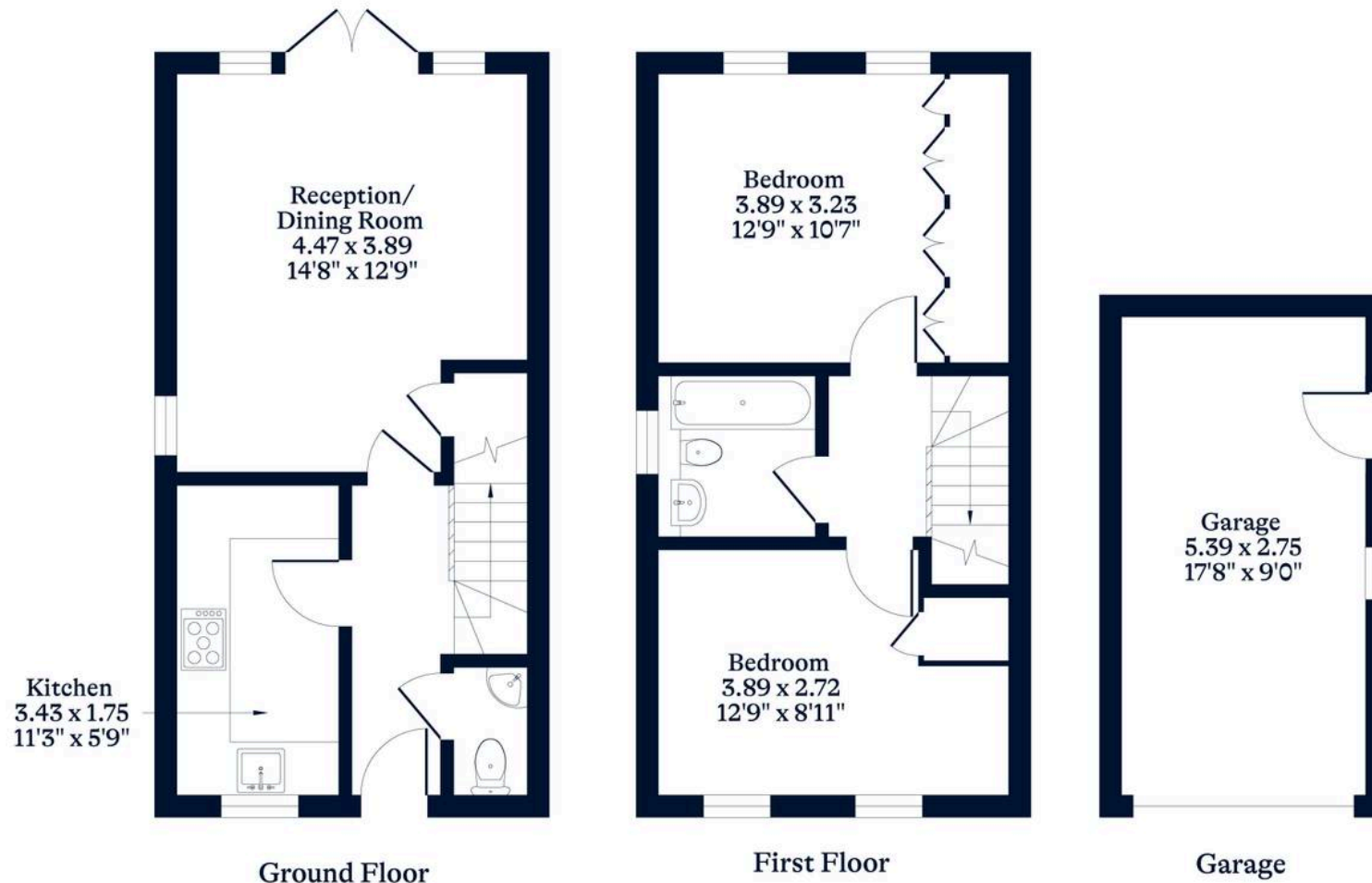
APPROXIMATE FLOOR AREA

House - 63.00 sq m - 674 sq ft
Garage - 14.82 sq m - 159 sq ft
Total - 77.82 sq m - 833 sq ft
(Gross Internal Area)



NOT TO SCALE

This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.