



APARTMENT 7, ROSEWOOD

ASCOT

BUCKINGHAMS



Apartment 7, Rosewood

Burleigh Road • Ascot • Berkshire • SL5 7LD

£895,000 Share Of Freehold

A spacious & beautifully presented three bedroom Penthouse apartment enjoying a West facing balcony in an exclusive high quality gated development close to Ascot Racecourse and within easy reach of Ascot High Street and mainline railway station serving Reading & London Waterloo.

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| • BEAUTIFULLY PRESENTED PENTHOUSE | • 1569 SQ.FT. OF ACCOMMODATION |
| • THREE DOUBLE BEDROOMS | • GAS FIRED UNDERFLOOR HEATING |
| • NO ONWARD CHAIN | • QUIET LEAFY LOCATION |
| • TWO BATH/SHOWER ROOMS | • LONDON WATERLOO FROM 55 MINS |
| • WEST FACING BALCONY | • 999 YEAR LEASE, SHARE OF FREEHOLD |
| • GARAGE IN BLOCK | • 1ST QUARTER 2026 SERVICE CHARGE £647 |

- IMPRESSIVE COMMUNAL RECEPTION FOYER WITH LIFT • SPACIOUS PRIVATE RECEPTION HALL
- DOUBLE ASPECT LIVING/DINING ROOM WITH BALCONY • WELL EQUIPPED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH BATHROOM EN-SUITE • TWO FURTHER DOUBLE BEDROOMS
- BEAUTIFULLY APPOINTED MAIN BATHROOM • GARAGE IN DETACHED BLOCK WITH FULLY TILED FLOOR
- POWER & ADDITIONAL LOFT SPACE • GATED ENTRANCE & PARKING • SUPERBLY MAINTAINED GARDENS

Description

Rosewood is an elegant, high quality development of only eight apartments occupying superbly maintained landscaped grounds of over half an acre in Burleigh Road, a quiet & leafy sought after location close to the world famous Ascot Racecourse.

The High Street is easily within walking distance and provides comprehensive day to day facilities including coffee shops, a variety of eateries and two local supermarkets whilst Ascot mainline railway station serves both Reading & London Waterloo (from 55 minutes).

Directions

From the Heatherwood roundabout at the top of the High Street, take the Windsor Road exit towards Windsor (with the racecourse on your right) and at the first roundabout turn left into Burleigh Road. Follow the road for approximately 400 yards and the gated entrance to Rosewood will be found on the right.

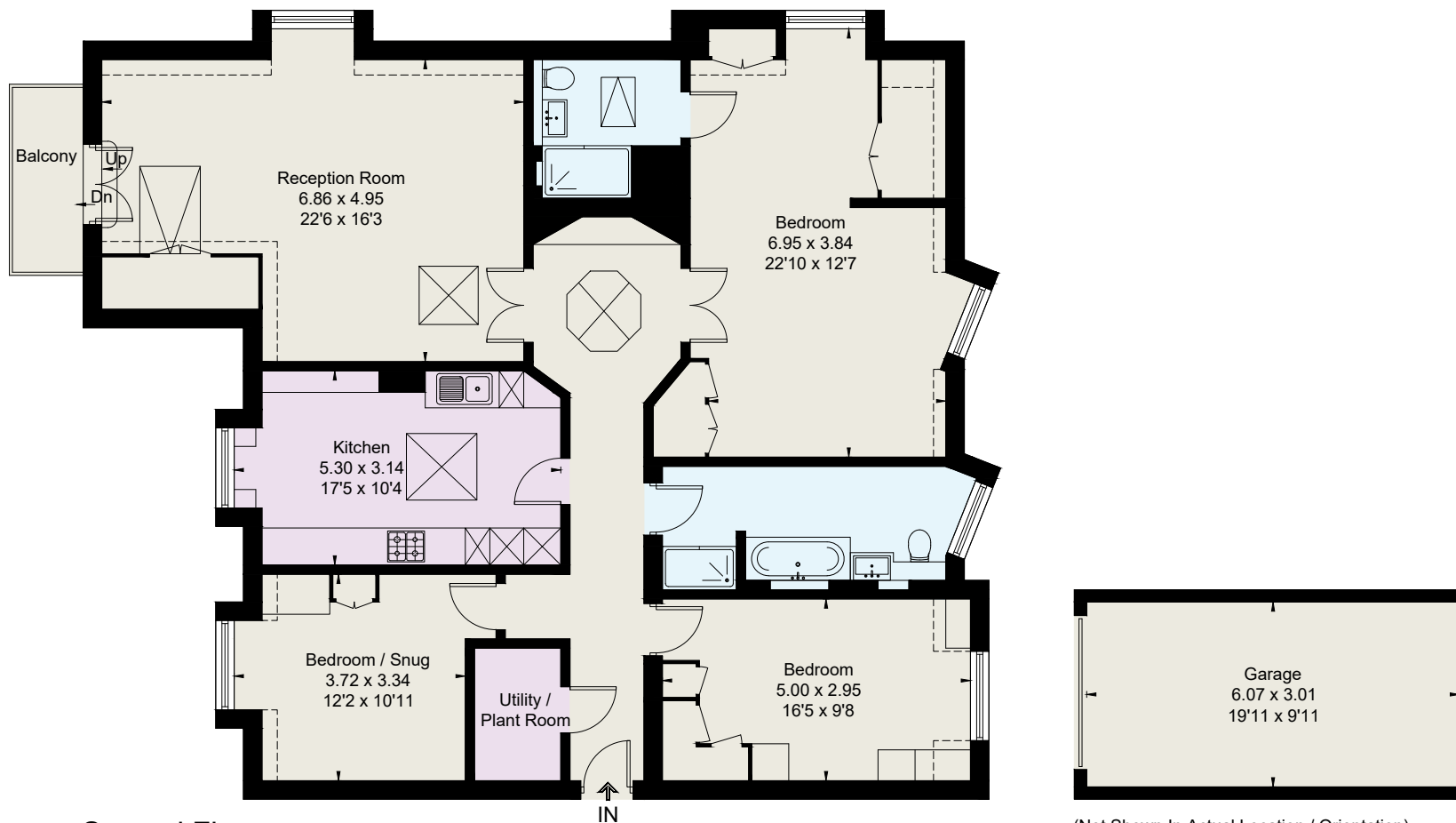
Approximate Gross Internal Floor Area :

Second Floor 145.8 sq m / 1569 sq ft

Garage 18.1 sq m / 195 sq ft

Total 163.9 sq m / 1764 sq ft

[] = Reduced head height below 1.5m



EPC - B84

Second Floor

Council Tax Band F

All Mains Services

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

01344 845050

6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • SALES@BUCKINGHAMS.COM • WWW.BUCKINGHAMS.COM

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