



Ascot Towers, Ascot

Offers in excess of **£575,000**



## Ascot Towers, Windsor Road, Ascot

Set within Ascot Towers, an exclusive gated development in grounds of around 4 acres this spacious three bedroom apartment with garage is close to Ascot Racecourse.

### FEATURES

- Gated development
- Share of freehold
- Over 1600 sq. ft
- Ground floor apartment
- Walk of High Street and train station
- Direct access to outdoor space
- Opposite Ascot racecourse

### ACCOMODATION

- Stylish communal entrance
- Entrance hall
- Cloakroom
- Open plan Sitting room and bar
- Dining room
- Kitchen
- Main bedroom with fitted wardrobes and en-suite
- Bedroom 2
- Shower room with sauna
- Separate annexe with en-suite bedroom

### OUTSIDE

- Garage in block
- Residents parking
- Communal gardens

### LEASE INFORMATION

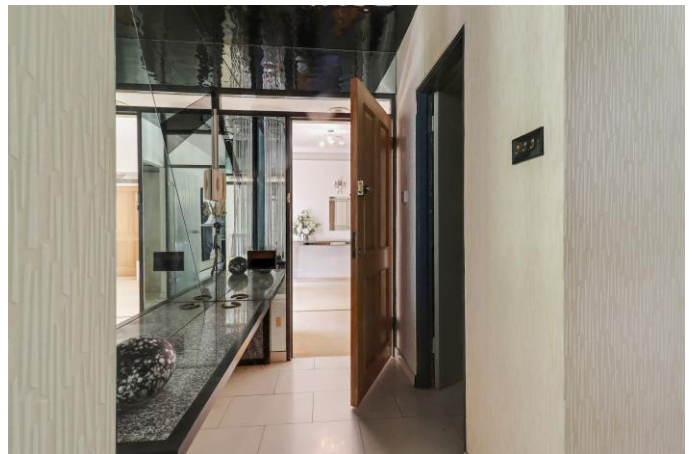
- Service charge – tbc
- Lease 999 years from 1964

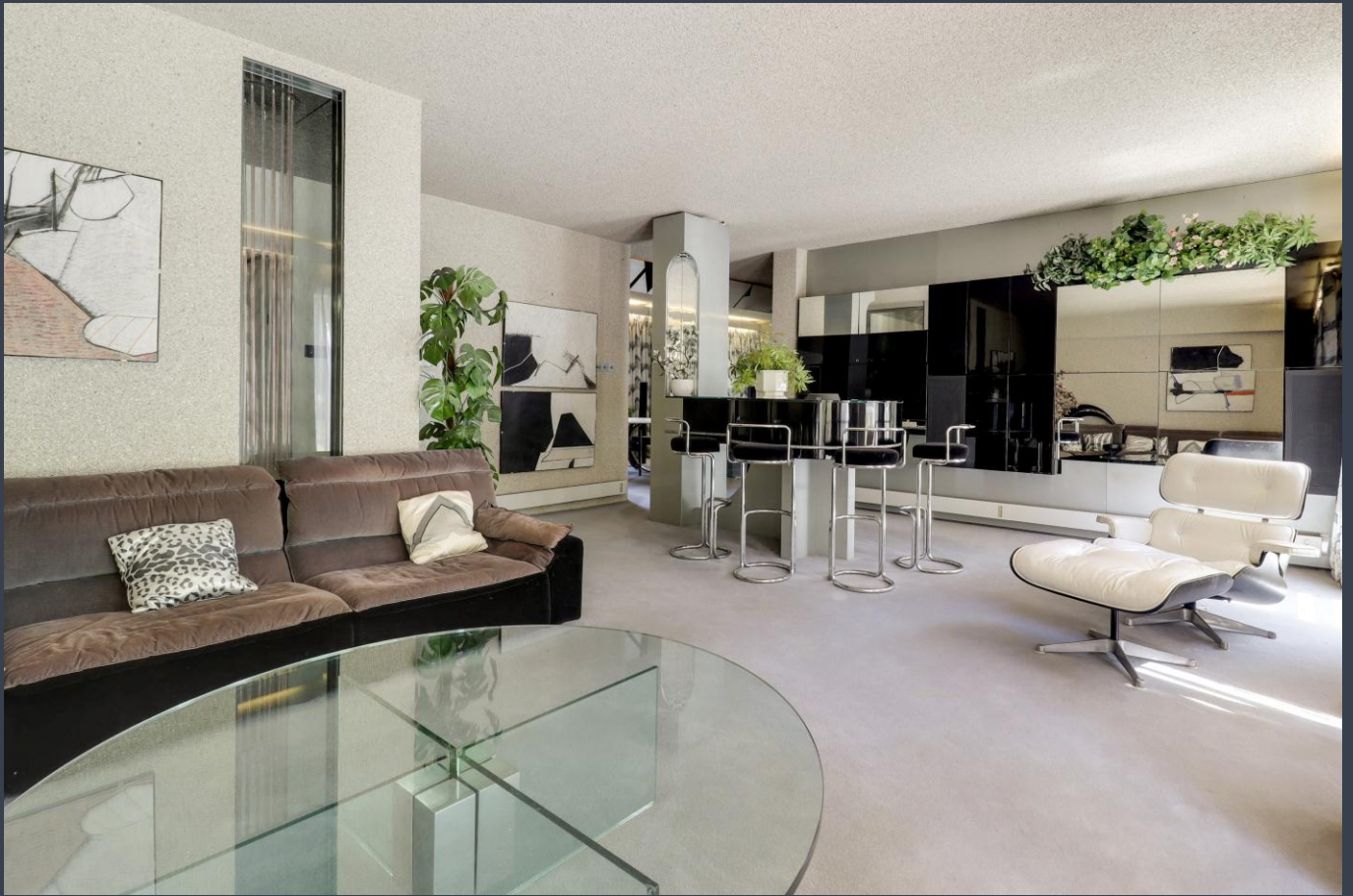
### COUNCIL TAX

- Windsor & Maidenhead – Band F

### EPC RATING

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Approximate Gross Internal Area  
150.0 sq m / 1614.58 sq ft  
(Including Outbuilding)  
Outbuilding Area 20.50 sq m / 220.66 sq ft

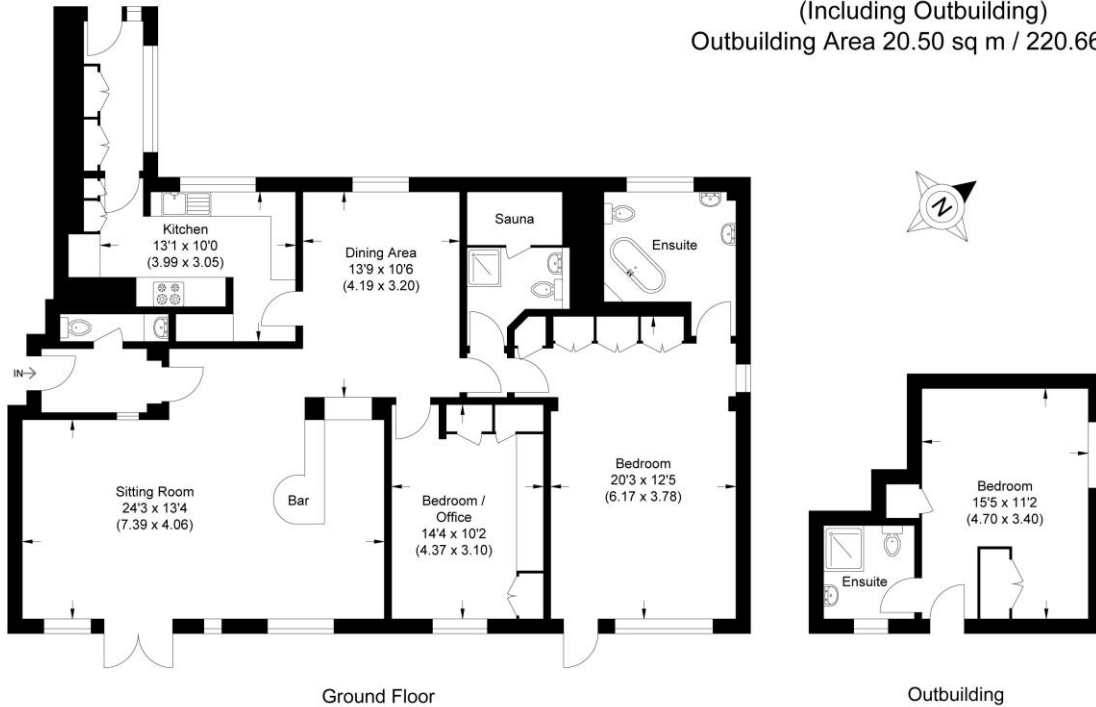


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.

Postcode for sat nav: **SL5 7LG**



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