



# For Sale

## Apartment

Cardwell Crescent | Ascot | SL5

**Offers Over £260,000** | Leasehold

1 Reception | 2 Bedroom | 1 Bathroom

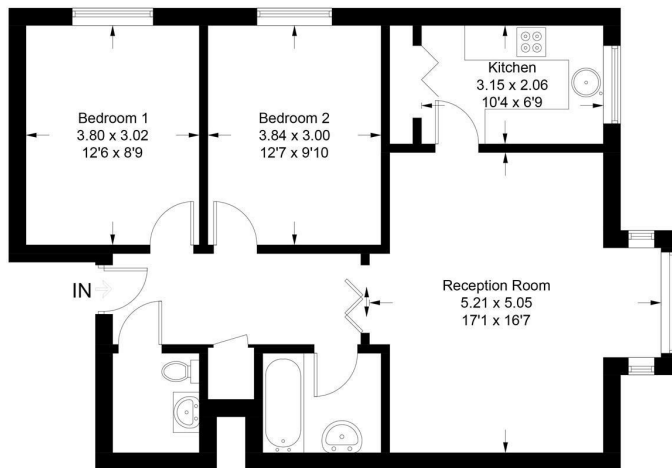
FREEDOM TO MOVE





## Troon court, Cardwell Crescent, Ascot, SL5

Approximate Gross Internal Area = 68.8 sq m / 741 sq ft



### Basement

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311229)

### Energy Efficiency Rating

|                                                    | Current                 | Potential |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | 42                      |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Tucked away within a sought-after gated development, this beautifully presented two-bedroom ground floor apartment is a true hidden gem, offering a superb combination of comfort, style, and convenience. Recently modernised throughout, the property provides bright, well-balanced accommodation that is ready to move straight into, making it an ideal choice for first-time buyers, professionals, downsizers, or investors alike.

Accessed via a secure gated entrance, the development enjoys a peaceful and private atmosphere, creating a sense of tranquillity while remaining conveniently located for local amenities, transport links, and everyday essentials. The well-maintained surroundings and secure setting further enhance the appeal of this attractive home.

Upon entering the apartment, you are welcomed into a light and airy interior that has been thoughtfully updated to meet modern tastes. The spacious reception room forms the heart of the home, offering a comfortable and versatile living space with plenty of room for both relaxation and entertaining. Large windows allow natural light to flood the room throughout the day, creating a bright and inviting environment.

The property benefits from a well-planned layout that makes excellent use of the available space. The two generously sized bedrooms provide comfortable accommodation and can easily adapt to a variety of lifestyles. Each room offers a pleasant outlook and a calm, welcoming feel.

One of the standout features of this apartment is the excellent parking provision. The property benefits from secure underground parking for one vehicle, together with additional parking available outside for residents and visitors.

Offering a rare blend of privacy, security, and modern living, this charming apartment presents an excellent opportunity to acquire a home in a desirable and well-maintained development. Early viewing is highly recommended to fully appreciate the space, presentation, and lifestyle on offer.



# Hawks

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