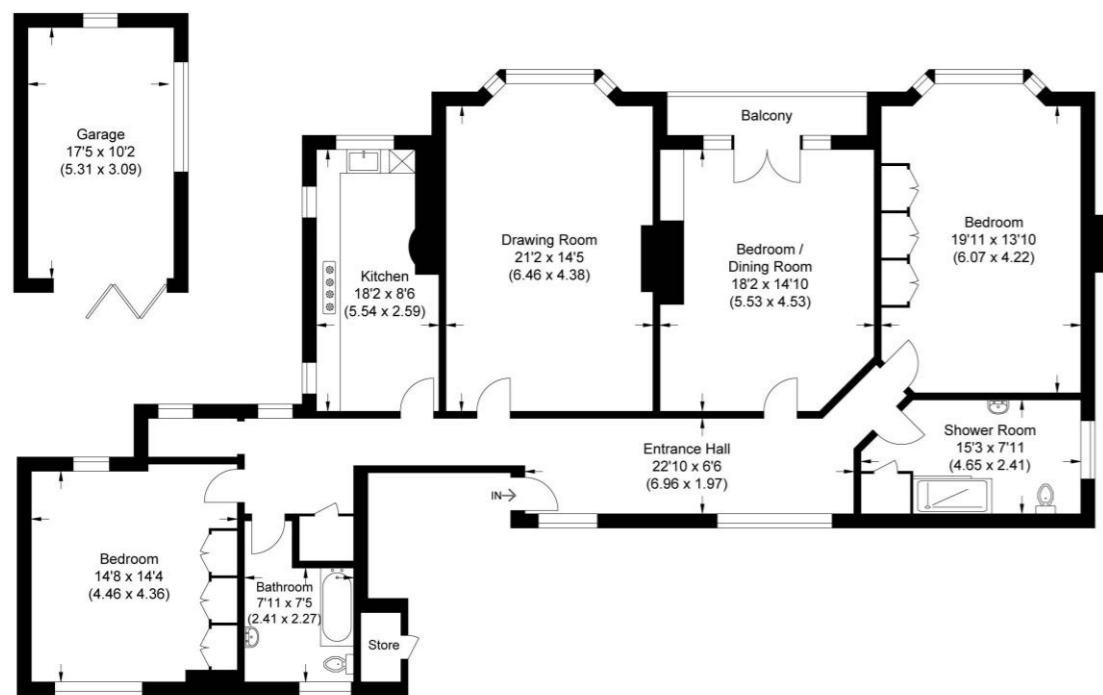




Approximate Gross Internal Area
 167.0 sq m / 1797.57 sq ft
 (Including Store / Excluding Garage)
 Garage Area 16.41 sq m / 176.63 sq ft
 Total Area 183.41 sq m / 1974.20 sq ft



First Floor

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 itemised within these particulars.

Postcode for sat nav: SL5 9HD



Friary Road, South Ascot

Offers in excess of **£725,000**



The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF
 enquiries@newtonrowe.co.uk | 01276 986900

www.newtonrowe.co.uk



Friary Hall, Friary Road, South Ascot

This unique three bedroom apartment forms part of the magnificent Friary Hall in South Ascot with the benefits of a balcony and a garage. The property will be sold with share of freehold.

FEATURES

- Share of freehold
- Conversion apartment
- High ceilings
- Impressive grounds
- Balcony overlooking rear garden
- Amtico flooring to hallway
- Fitted wardrobes
- Nest heating system
- Underfloor heating to bathroom
- Replacement double glazed windows
- 999 year lease from 2014
- Service charge - £206 per month**
- Annual building insurance - £652.81**



ACCOMMODATION

- Communal entrance shared by 2 apartments
- Entrance Hall
- Three bedrooms
- Drawing room/dining room
- Bedroom three/dining room or study
- Two bathrooms
- Modern fitted kitchen

OUTSIDE

- Landscaped mature communal garden
- Garage
- Two allocated parking spaces

LOCAL AUTHORITY/COUNCIL TAX

Windsor and Maidenhead – Band G

EPC RATING

C





