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Carroll Crescent, *Ascot*

OSBORNE HEATH

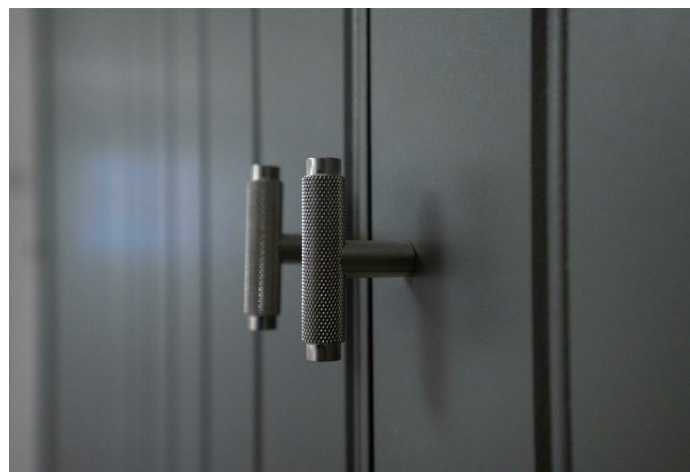
A newly refurbished ground floor apartment with a private south facing garden close to Ascot train station.

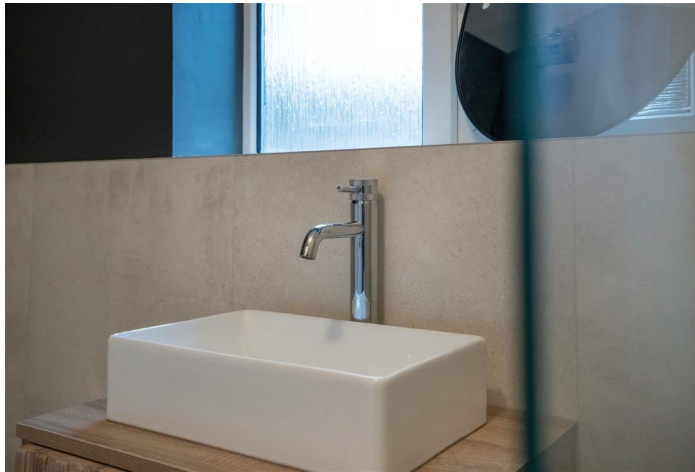
A newly refurbished ground floor apartment with a double bedroom with built-in wardrobes, modern bathroom, lounge with fireplace, modern kitchen and double door leading to a private garden.

Side access leads to the rear south facing garden which has a building that could be restored into an office or additional reception room.

Carroll Crescent is close to Ascot train station where services run to London Waterloo, Reading and Guildford. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band B. Service Charge £753pa. Ground Rent £10pa.

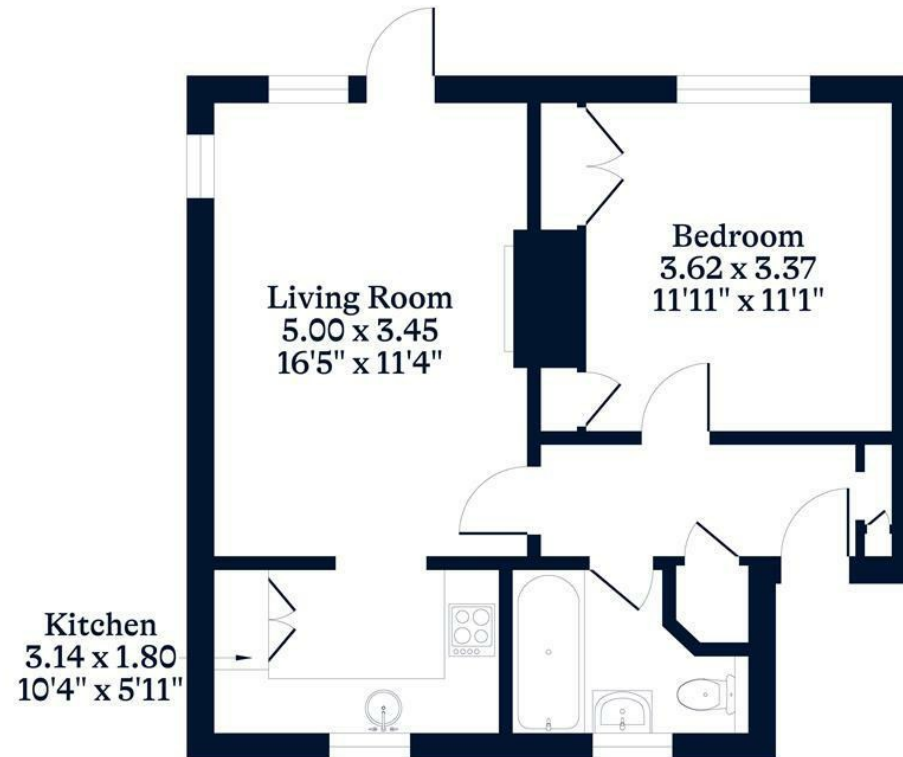




APPROXIMATE FLOOR AREA
Apartment - 48.83 sq m - 526 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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