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# Boleyn Mews, *Ascot*

OSBORNE HEATH



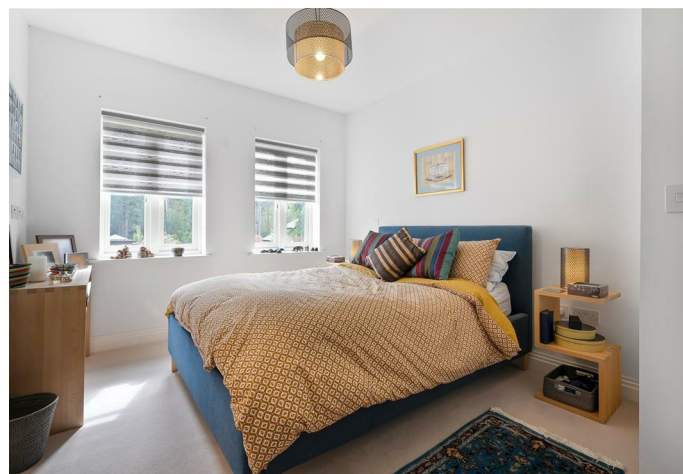
# A modern two bedroom, two bathroom maisonette with allocated parking and a balcony overlooking landscaped gardens.

This maisonette is set in the popular Brompton Gardens development, designed and built by Berkeley homes. The property has a principal bedroom with a walk-in wardrobe and an en suite, further double bedroom with built-in wardrobes, bathroom, lounge with double doors leading to the balcony, modern kitchen and a utility room.

Outside the property has allocated parking and access to the landscaped communal grounds.

Boleyn Mews is a cul-de-sac in the Brompton Gardens development, recently built by Berkeley Homes, backing onto Swinley Forest. The nearest train stations are Ascot and Martins Heron where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band TBC. Service Charge £1,679.75pa. Estate Charge £880pa. Lease length 995 years remaining.



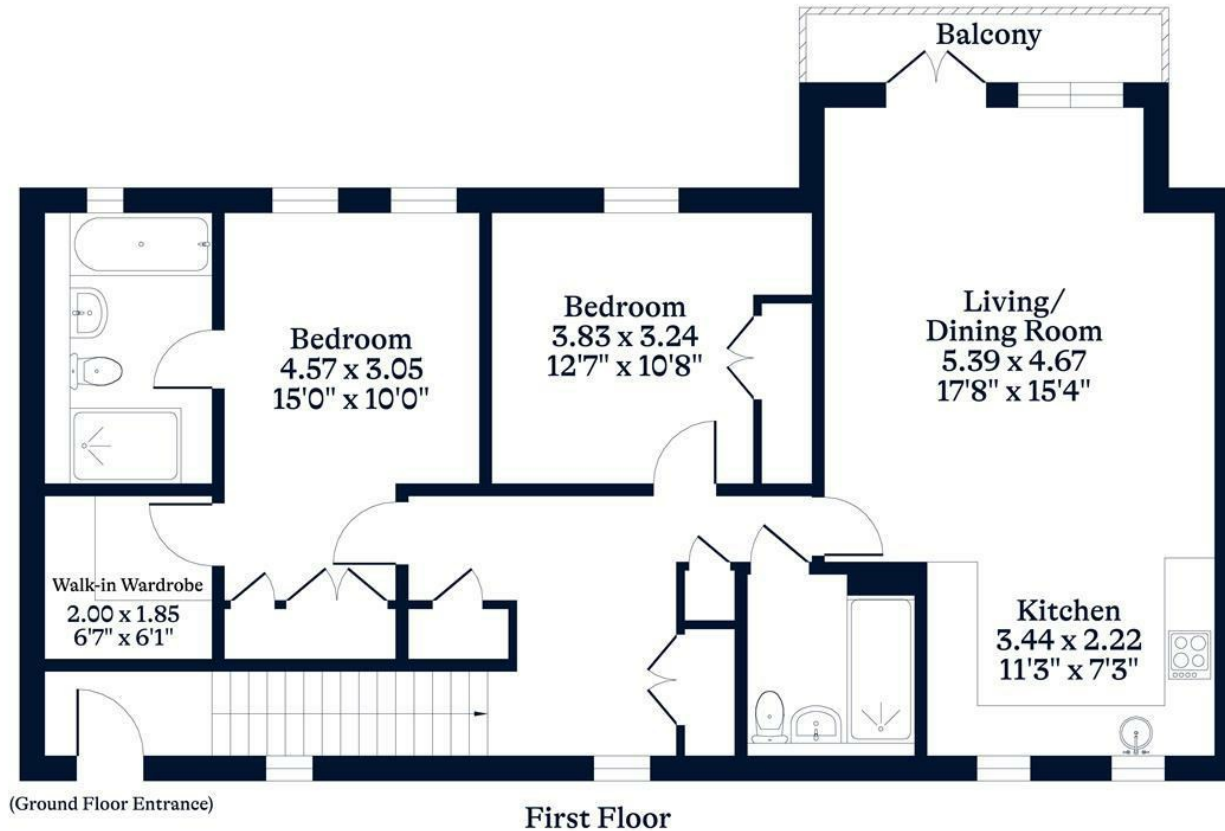




**APPROXIMATE FLOOR AREA**  
Maisonette - 95.81 sq m - 1031 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



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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