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Heronbrook, *Ascot*

OSBORNE HEATH

A two double bedroom, two bathroom penthouse in a converted manor house, with gated allocated parking, unique grounds and no onward chain.

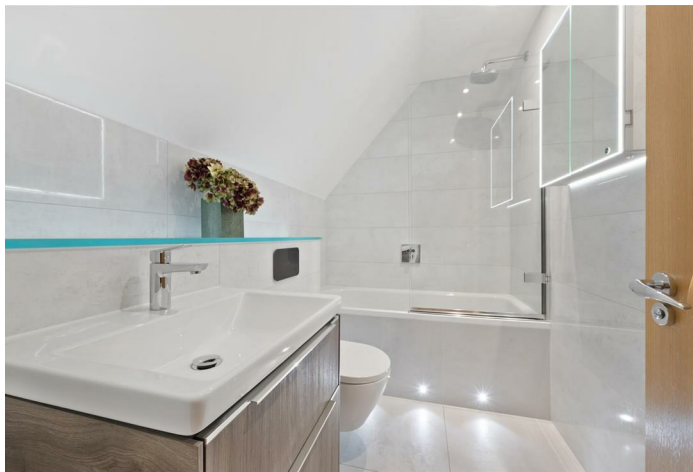
This penthouse apartment has an open-plan triple-aspect living room with dining area and a brand new kitchen with Bosch and Siemens appliances. There are two double bedrooms with walk-in wardrobes, a refitted en suite to the principal bedroom with Villeroy & Boch sanitary ware, Porcelanosa tiles and Grohe fittings, and a second modern bathroom. The second bedroom is currently used as a guest room and study.

Outside there is allocated parking plus further visitor parking. The unique grounds include a manicured tree-lined lawn and a walled orchard.

Heronbrook is a small, gated development in Cheapside village, Ascot, just a short walk from the Ascot Gate entrance to Windsor Great Park. Other local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, and Wentworth Club. The station in Ascot runs trains to London Waterloo, Guildford and Reading. Cheapside is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band F. Share of Freehold with underlying lease of 104 years. Service Charge £3,600pa. Ground Rent £0.

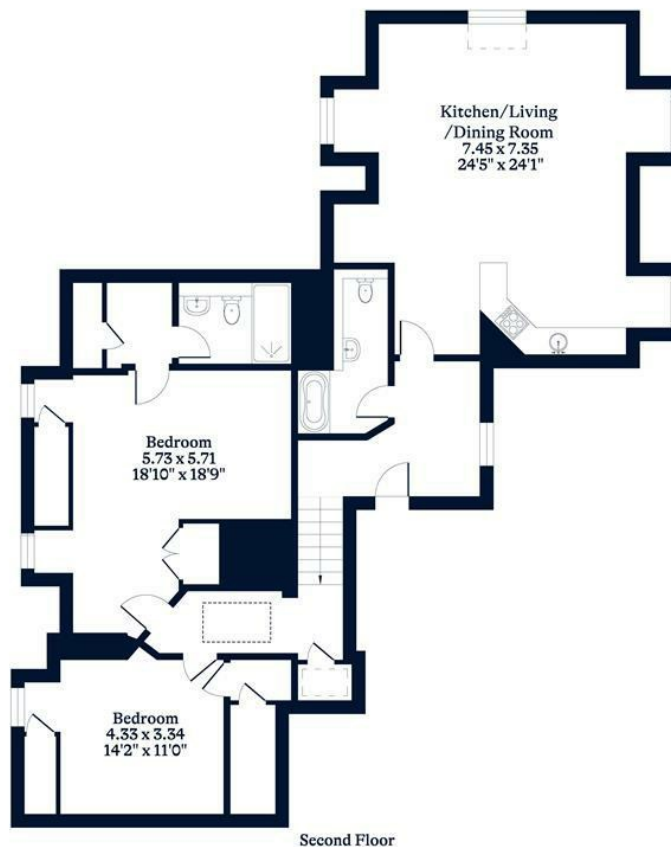




APPROXIMATE FLOOR AREA
Apartment - 131.23 sq m - 1413 sq ft
(Gross Internal Area)



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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