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# Agincourt, *Ascot*

OSBORNE HEATH

**A two double bedroom, two bathroom ground floor apartment with a balcony, private patio and no onward chain, in a gated development with underground parking.**

This apartment is located on the ground floor and includes a living room, kitchen with a dining area, primary bedroom with an en suite bathroom, second double bedroom, and a separate bathroom. The living room opens up to a private patio facing south and communal gardens.

The development is gated and each apartment having access to an underground parking space. Residents also benefit from a secure video entry system, lift, and visitor parking.

Agincourt is within walking distance to the high streets of Ascot and Sunninghill. The nearest train station is Ascot, which provides trains to London, Reading, and Guildford. Nearby attractions include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, The Berkshire Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle, and Windsor Great Park. Ascot is also conveniently located near the M3, M4, M25, and Heathrow Airport.

EPC rating C. Council Tax band F. New lease of 125 years. Service Charge £2,800pa. Ground Rent £1pa.





**APPROXIMATE FLOOR AREA**  
Apartment - 94.01 sq m - 1012 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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