

 2  2  2



New Mile Court, *Ascot*

OSBORNE HEATH

A modern three bedroom, two bathroom penthouse apartment close to Ascot Racecourse with two gated parking spaces and no onward chain.

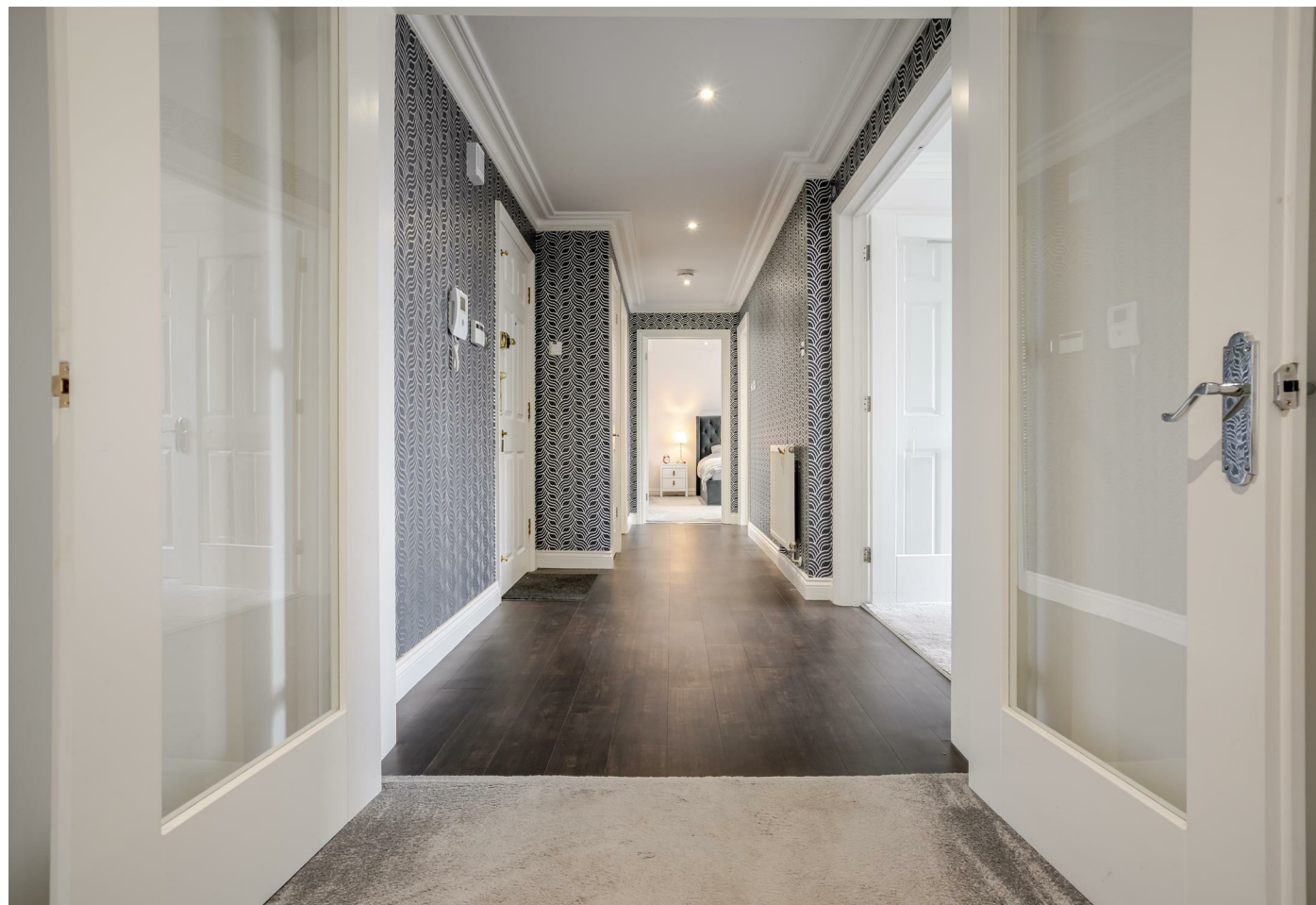
This penthouse apartment has been refurbished throughout by the current owners, including air conditioning in the living room and main bedroom.

The property has a triple aspect living room, separate kitchen, study or third bedroom, main bedroom with en suite shower room and walk-in wardrobe, and a second double bedroom which is currently used as a dressing room.

Outside there are two allocated parking spaces and a communal garden.

New Mile Court is a gated development close to Ascot High Street, Ascot Racecourse and walking distance to Ascot train station where trains run to London, Reading and Guildford. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, 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 G. Service Charge £4,392 pa. Ground Rent £500 pa. Lease Length 100 years remaining.

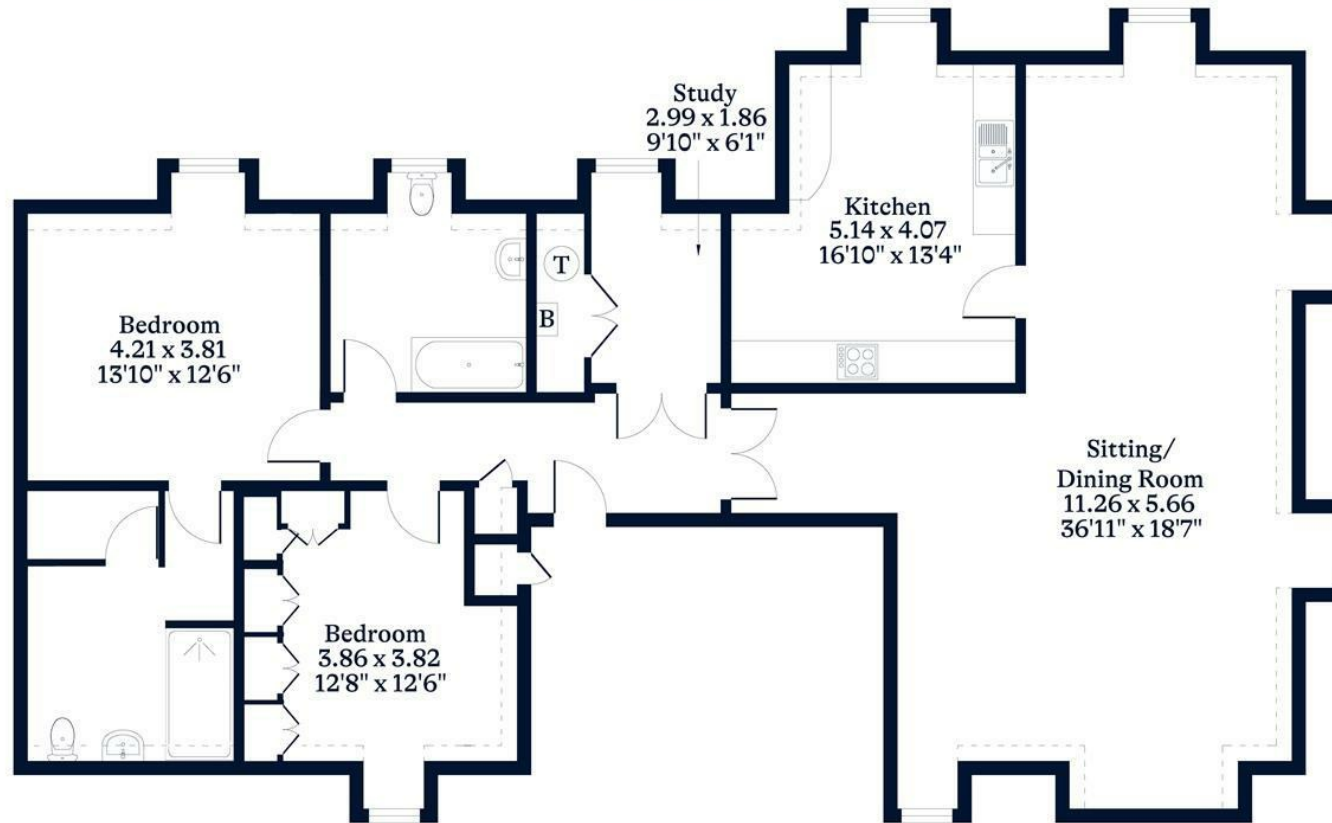




APPROXIMATE FLOOR AREA
House - 144.30 sq m - 1553 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Second 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.

OSBORNEHEATH.CO.UK