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# Victoria Road, *Ascot*

OSBORNE HEATH

## A two double bedroom ground floor maisonette with a courtyard, close to Ascot train station.

This ground floor apartment has its own front door, a living and dining room, modern kitchen, two double bedroom, modern bathroom and an extra WC.

Outside there is a small, private courtyard.

Victoria Road is in South Ascot Village around 0.3 miles from Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the apartment is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax Band C. Leasehold with 104 years remaining. Service Charge £0. Ground Rent £0.





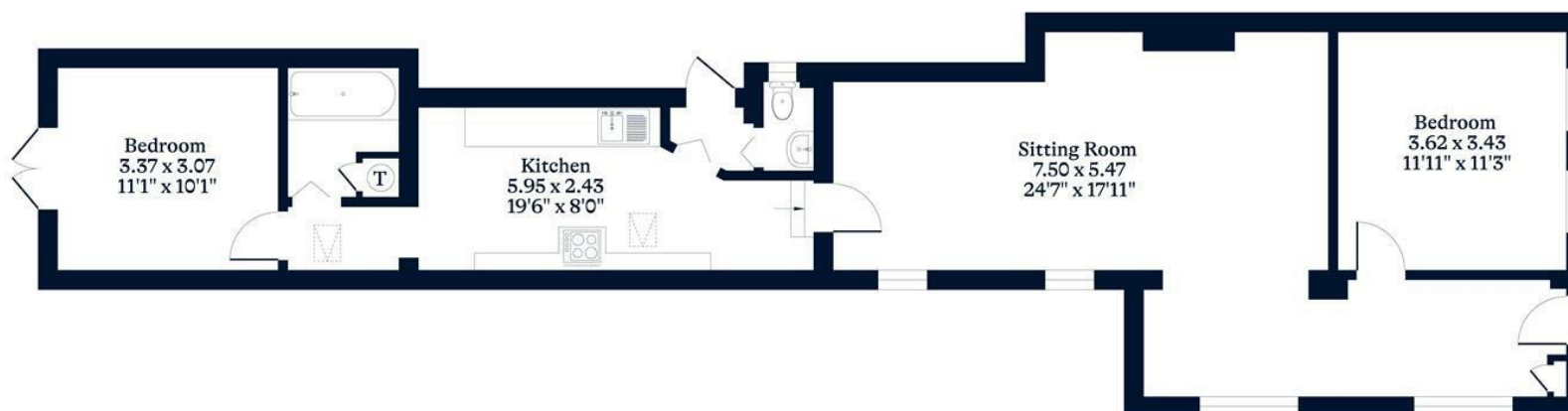


**APPROXIMATE FLOOR AREA**

House - 82.40 sq m - 887 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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