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# Vernon Court, *Ascot*

OSBORNE HEATH



# A two double bedroom, two bathroom apartment, with no onward chain, in a gated development close to Ascot high street.

This two double bedroom apartment has two bathrooms, a living room with dining area and a separate kitchen.

Outside the apartment has allocated parking and access to the communal gardens.

Vernon Court is close to Ascot Racecourse. Other nearby points of interest include Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. The nearest train station is Ascot which runs to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band C. Service Charge £1,785 pa. Ground Rent £300 pa. Leasehold with 135 years remaining.

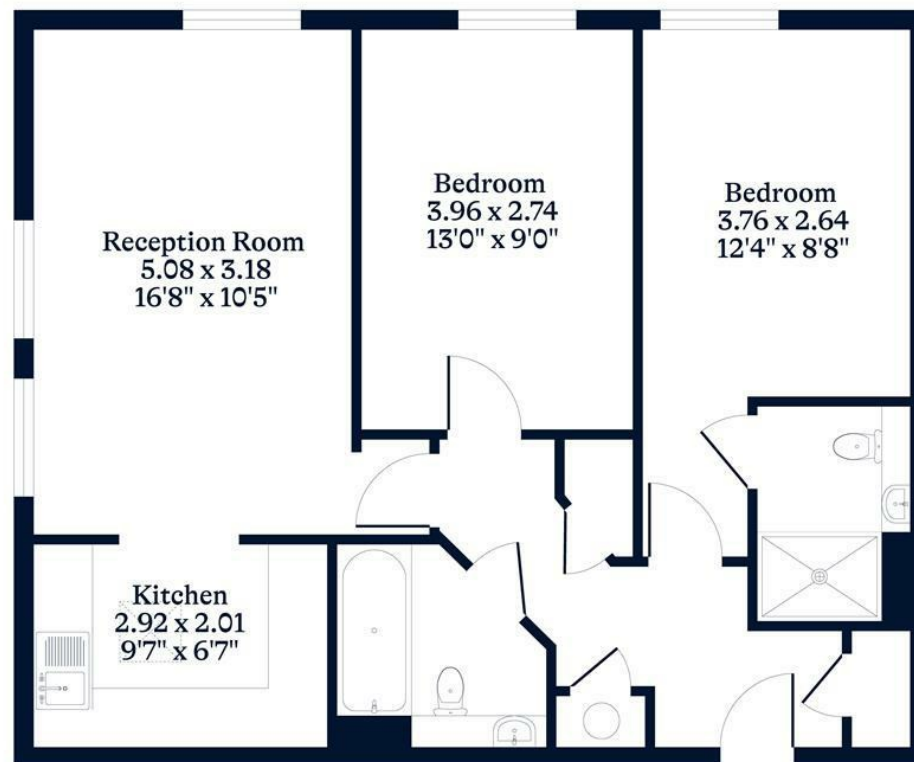






**APPROXIMATE FLOOR AREA**  
Apartment - 62.70 sq m - 675 sq ft  
(Gross Internal Area)

**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.

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