

O/IH



Agincourt
Ascot

Guide Price **£495,000**

OSBORNE HEATH



This first floor apartment has been refurbished and consists of a living room, separate kitchen, principal bedroom with en suite shower room, second double bedroom and a bathroom.

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

Agincourt is located in-between the high streets of Ascot and Sunninghill. The nearest train station is Ascot where trains run to London, Reading and Guildford. Nearby places of interest 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. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

Agincourt

Ascot

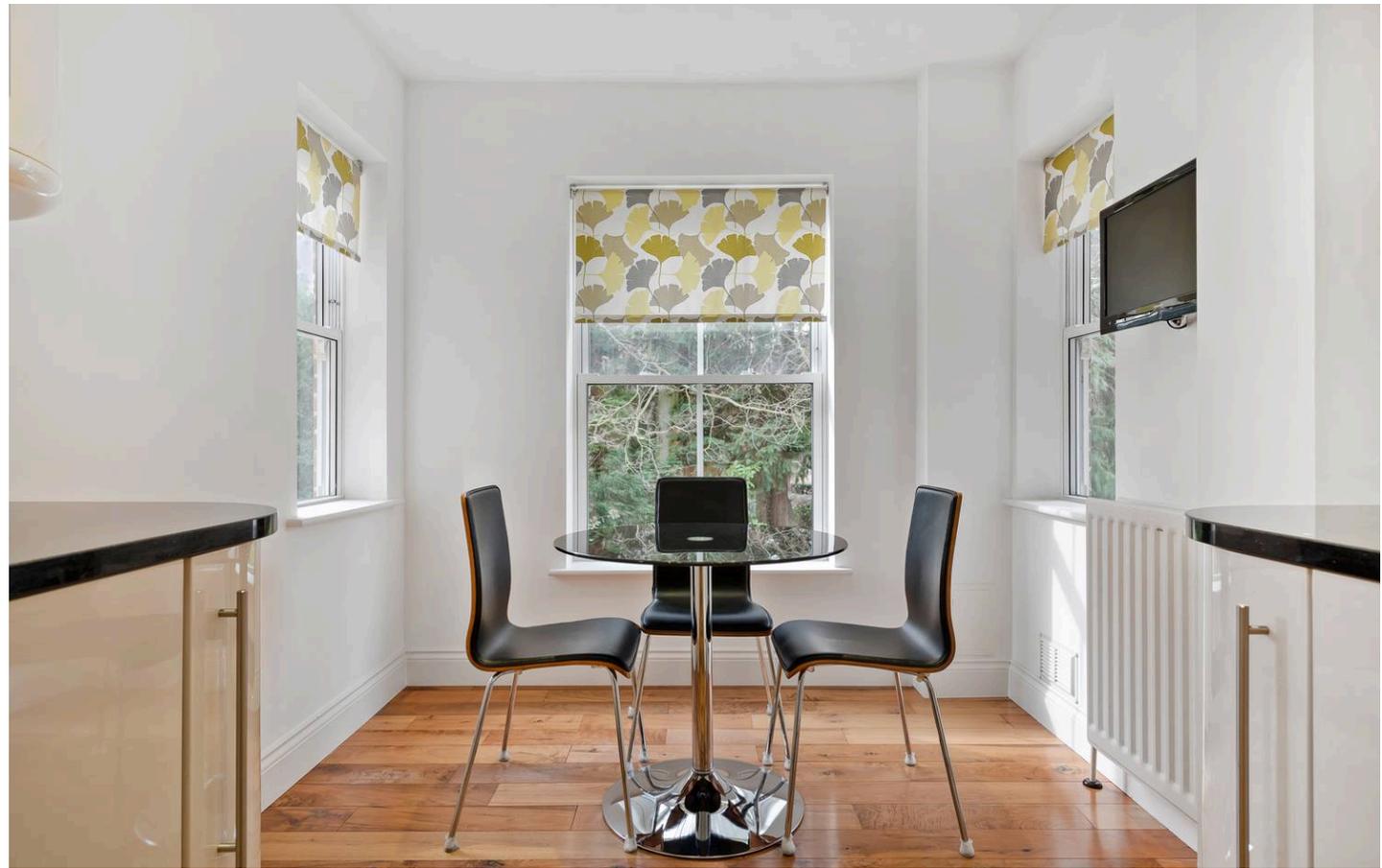
- Two Double Bedrooms
- Two Bathrooms
- Recently Refurbished
- Lift
- Communal Gardens
- Underground Parking
- Gated
- Close to Shops
- No Onward Chain

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

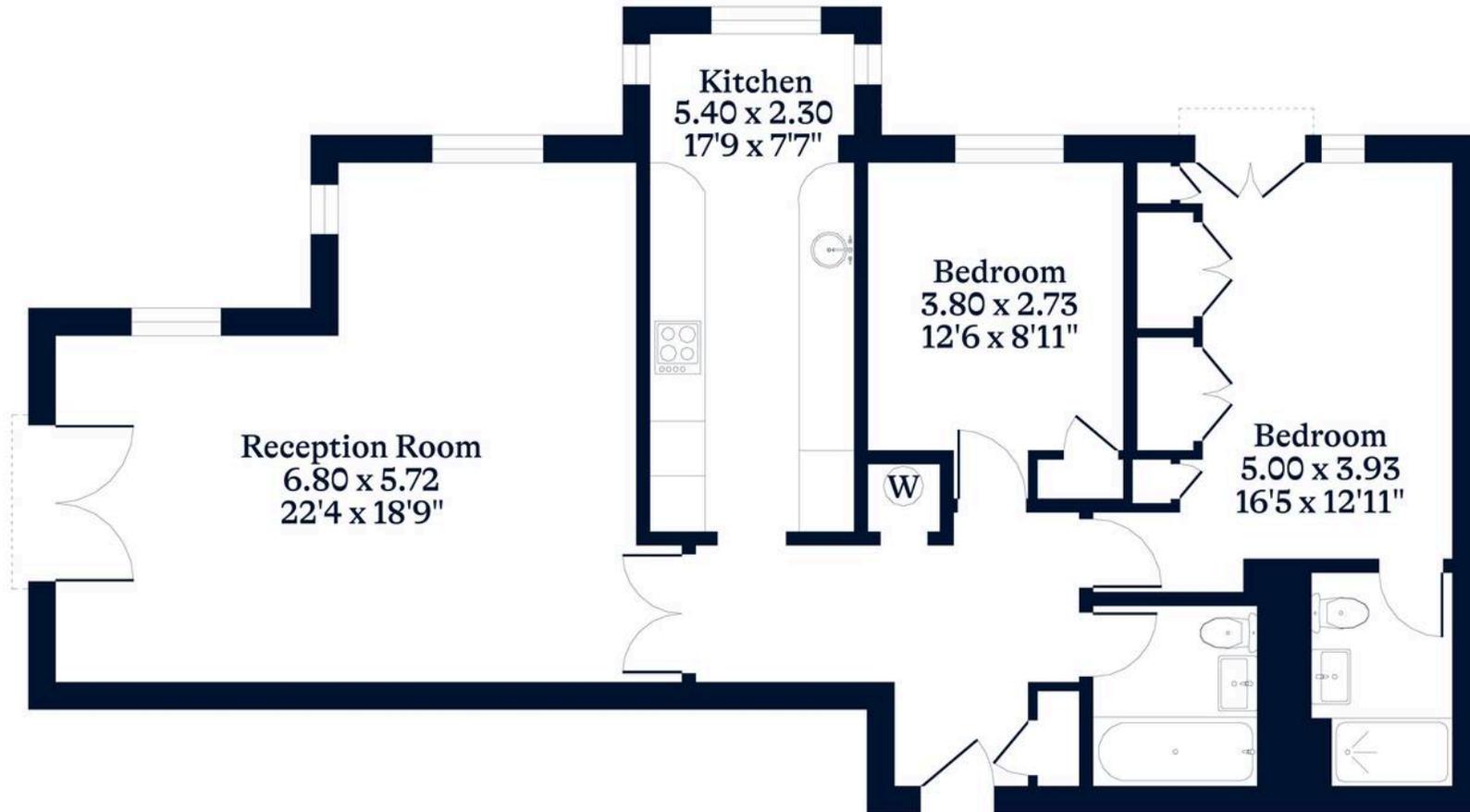


APPROXIMATE FLOOR AREA

Apartment - 90.28 sq m - 972 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.