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**Boleyn Mews**  
Ascot

Guide Price **£850,000**

**OSBORNE HEATH**



This first floor apartment has a main principle bedroom with walking wardrobe and en-suite, Two further double bedrooms, family bathroom, Utility room and an open plan kitchen/living/dining area with double doors accessing the private walled terrace.

Boleyn Mews is a highly regarded development by Berkeley homes, forming part of the Brompton Gardens development which is a collection of exclusive homes nestled in the heart of a stunning woodland setting in Ascot. This apartment has been constructed with concrete floors, underfloor heating and a lift.

Outside this apartment has tandem parking for two cars underneath a barn style covering. Further to this is access to acres of Woodland space.

Boleyn Mews is part of the Brompton Gardens development, built by Berkeley Homes. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick, Ranelagh and St Francis. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

# Boleyn Mews

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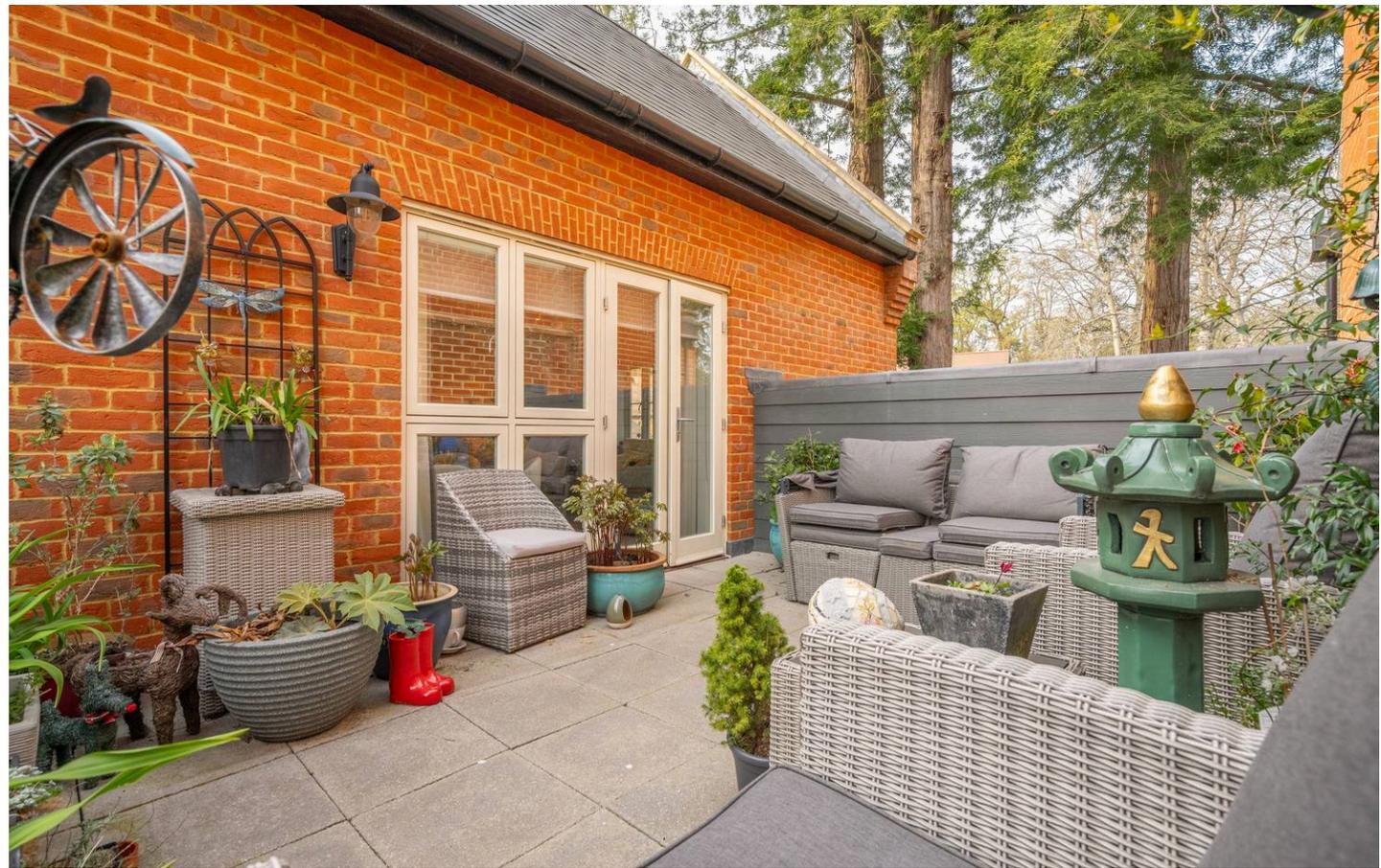
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living/Diner
- Utility Room
- Private Walled Terrace
- Allocated Parking
- Lift
- Access To Woodlands
- Berkley Homes

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**APPROXIMATE FLOOR AREA**  
House - 132.83 sq m - 1430 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.