

O/I/T



Fernbank Road, Ascot

Ascot

£235,000

OSBORNE HEATH



This first floor apartment has an open-plan kitchen, living and dining area with breakfast bar, two bedrooms, modern shower room and a loft.

Outside there is allocated parking and a private patio.

The apartment is located on Fernbank Road. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Guards Polo Club, The Lexicon, Sunningdale Golf Club, The Berkshire Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

# Fernbank Road

Ascot

- Two Bedrooms
- Modern Kitchen
- Modern Shower Room
- Allocated Parking
- Private Loft Space
- Close to Shops

Council Tax band: C

Tenure: Leasehold

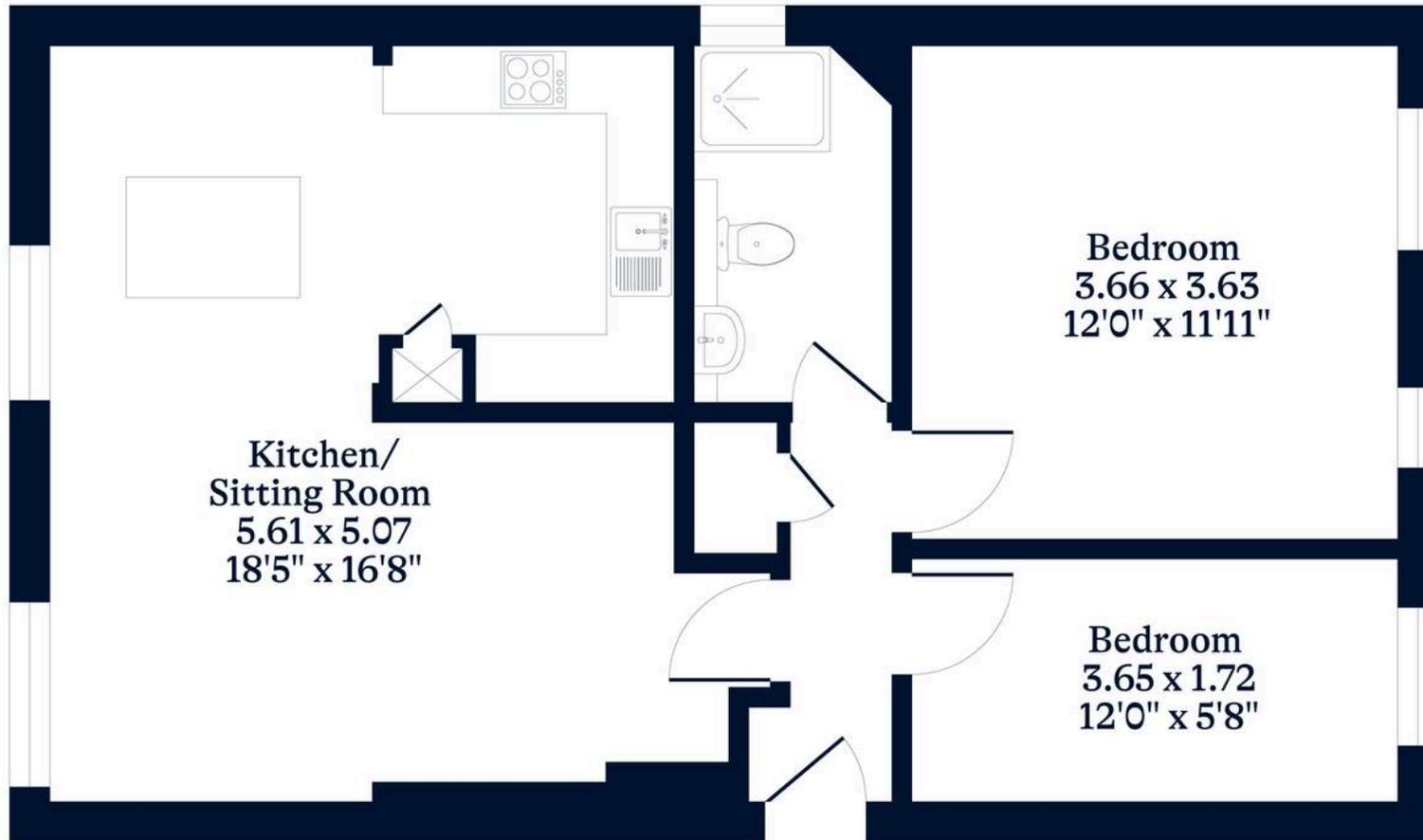
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**APPROXIMATE FLOOR AREA**  
Apartment - 56.44 sq m - 608 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



**First Floor**

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.