

O/H



**Ascot Corner**  
Ascot

Guide Price **£465,000**

**OSBORNE HEATH**



This modern first floor apartment has two en suite bedrooms, a double aspect living room, modern kitchen and a guest WC. The property has underfloor heating in the kitchen and bathrooms.

This apartment has two underground parking spaces and access to communal gardens, plus visitor parking and a lift.

Ascot Corner is a small, gated development on Wells Lane, close to Ascot High Street, Ascot Racecourse and Ascot Train Station where trains run to London, Reading and Guildford. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Lambrook, LVS, The Marist, Papplewick, St George's and St Mary's. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

# Ascot Corner

## Ascot

- Two Double Bedrooms
- Two Bathrooms
- Two Underground Parking Space
- Underfloor Heating
- Gated
- Lift
- Communal Gardens
- No Onward Chain

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

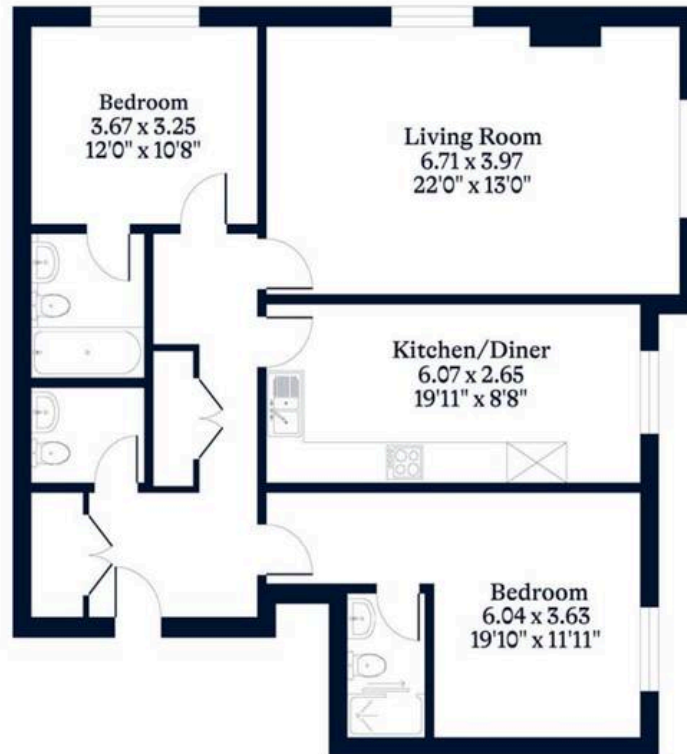
EPC Environmental Impact Rating: C



**APPROXIMATE FLOOR AREA**  
House - 96.70 sq m - 1041 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.

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