



OH

Agincourt, Ascot
Guide Price **£575,000**

OSBORNE HEATH



This first floor apartment has been fully modernised and consists of a living room with dining space, separate modern kitchen with a breakfast area, principal bedroom with en suite shower room, further double bedroom, family bathroom and a third bedroom/study with a guest WC.

The development is gated and each apartment has one underground parking space and a further space outside. Residents also benefit from communal gardens, a secure video entry system, lift and visitor parking. This apartment also has the added benefit of a separate store room.

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

- Three Bedrooms
- Two Bathrooms
- Modern Kitchen
- Breakfast Area
- Guest WC
- Juliet Balcony
- Lift
- Underground Parking
- Private Store Room
- Gated

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



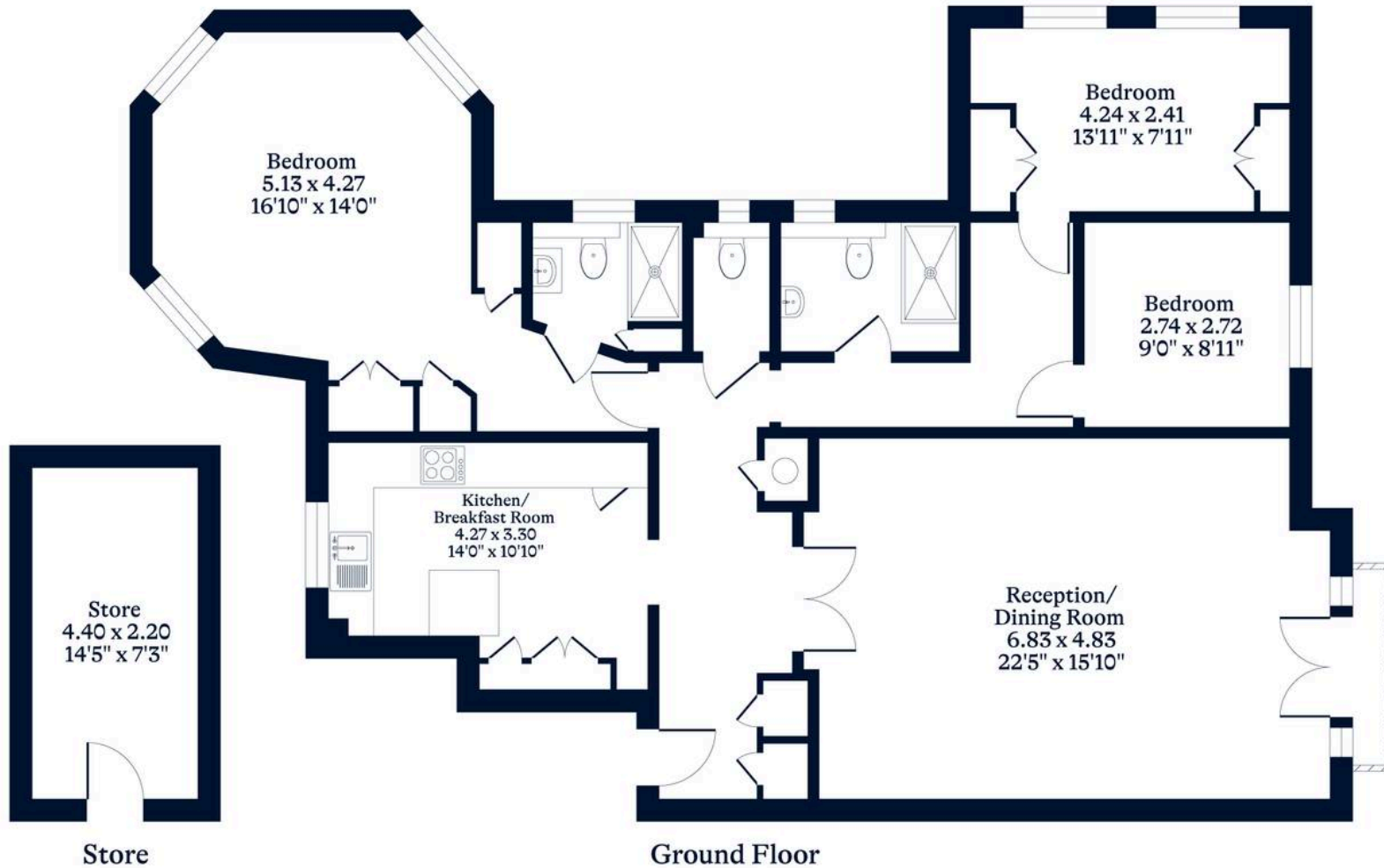
APPROXIMATE FLOOR AREA

Apartment - 117.70 sq m - 1267 sq ft
Store - 9.68 sq m - 104 sq ft
Total - 127.38 sq m - 1371 sq ft
(Gross Internal Area)



NOT TO SCALE

This plan is for illustration purposes only



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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.