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# Fernbank Road, Ascot

OSBORNE HEATH

# Three double bedroom split level maisonette with terrace area and a garage.

This first floor maisonette is split over two levels. On the first floor is the lounge, kitchen and family bathroom.

On the Second level there is a main principle bedroom which is the full width of the maisonette. Two further double bedrooms.

Outside the property has a large terrace area which is allocated to the maisonette. The property also comes with a single garage in a nearby block.


Royal Hunt House is located on Fernbank Road. Nearby schools include Ascot Heath, Charters, Heathfield, LVS, Papplewick and St. Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

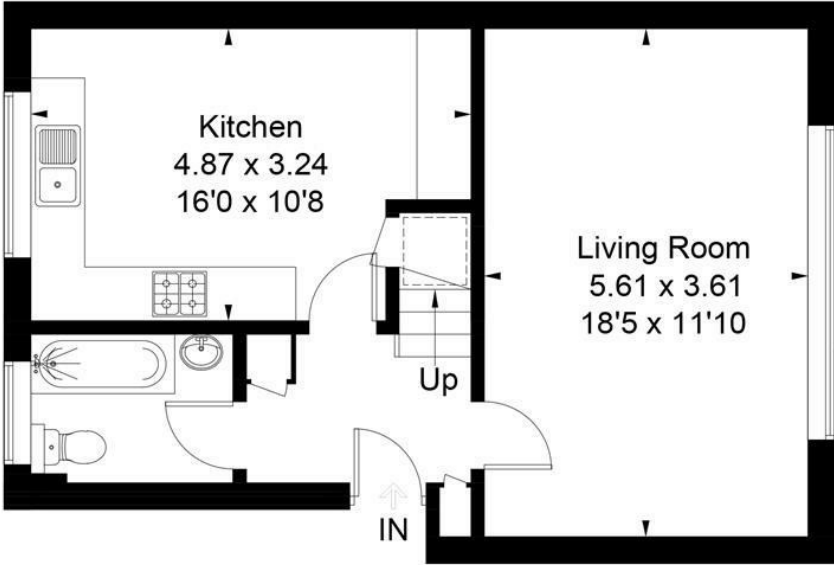
EPC rating TBC  
Council Tax Band C  
Extended lease – 999 from 1999  
Service Charge - £1 per annum



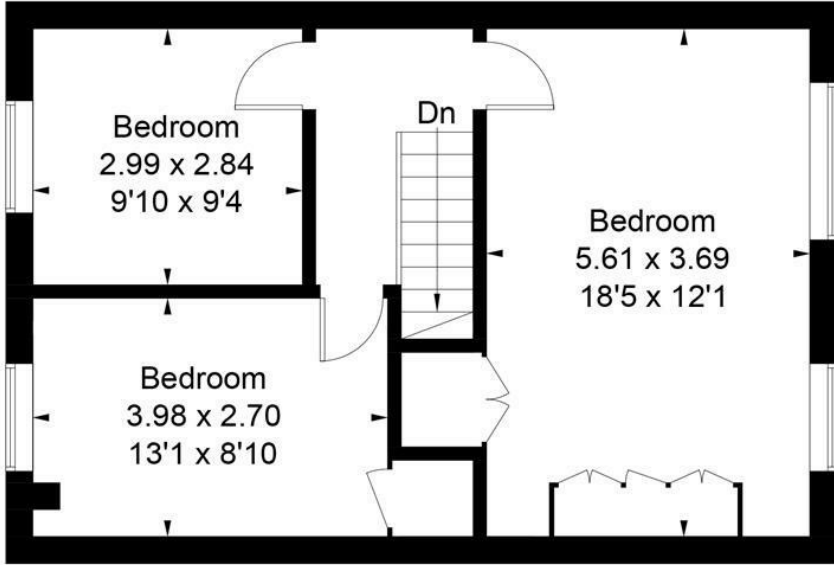


Approximate Area = 97.0 sq m / 1044 sq ft  
Including Limited Use Area (2.7 sq m / 29 sq ft)

 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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