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# Highgrove Avenue, *Ascot*

OSBORNE HEATH

# A refurbished two bedroom, two bathroom apartment with allocated parking and no onward chain.

This first floor (top floor) apartment has a double aspect living room, modern kitchen, two double bedrooms with built-in wardrobes, en suite, bathroom and storage.

Outside there is allocated parking and a communal garden.

Highgrove Avenue is a modern cul-de-sac close to Ascot Racecourse. 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. Other than Ascot Racecourse other local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band E. Service Charge £2,000pa. Lease 107 years remaining. Ground Rent £250pa.

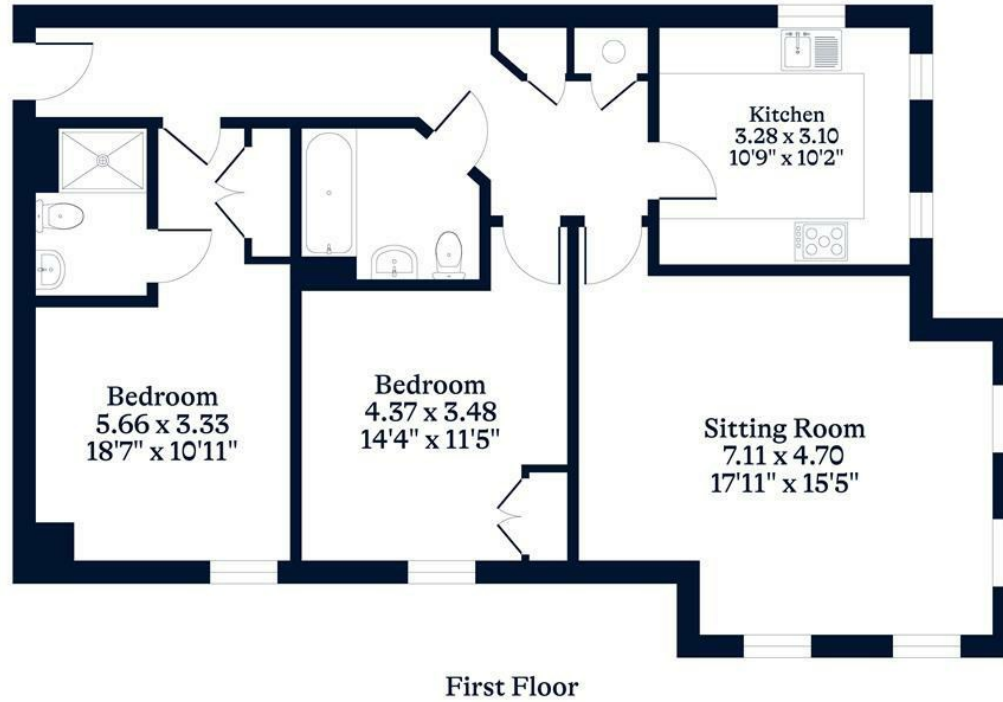




**APPROXIMATE FLOOR AREA**  
Apartment - 87.70 sq m - 945 sq ft  
(Gross Internal Area)



**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.

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