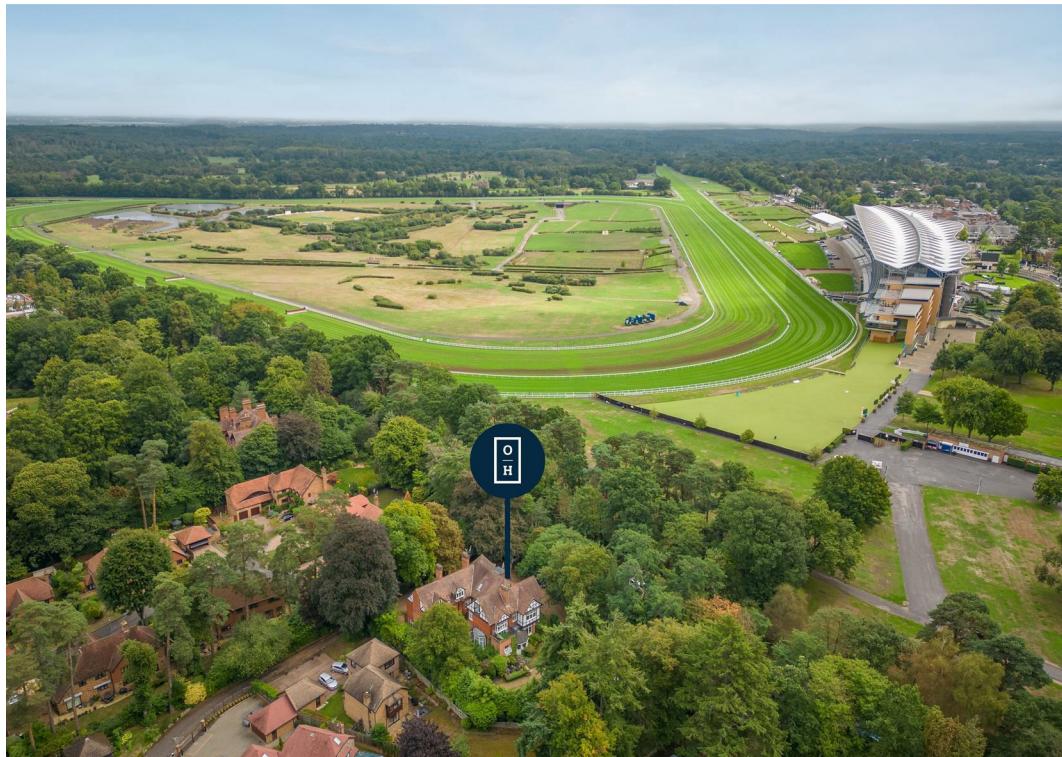




**Orchard Wood**  
Ascot



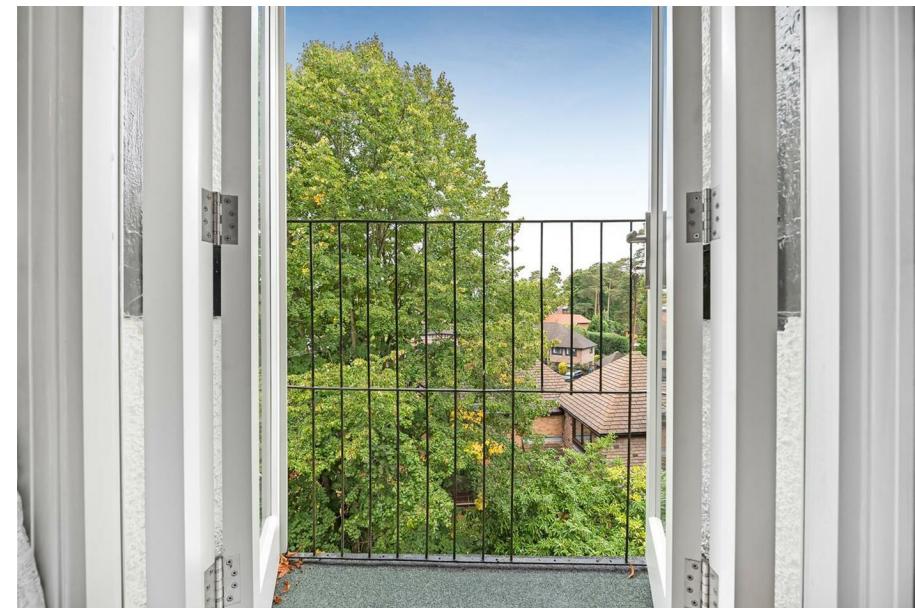


A three bedroom top floor apartment with parking and a garage within walking distance of Ascot High Street.





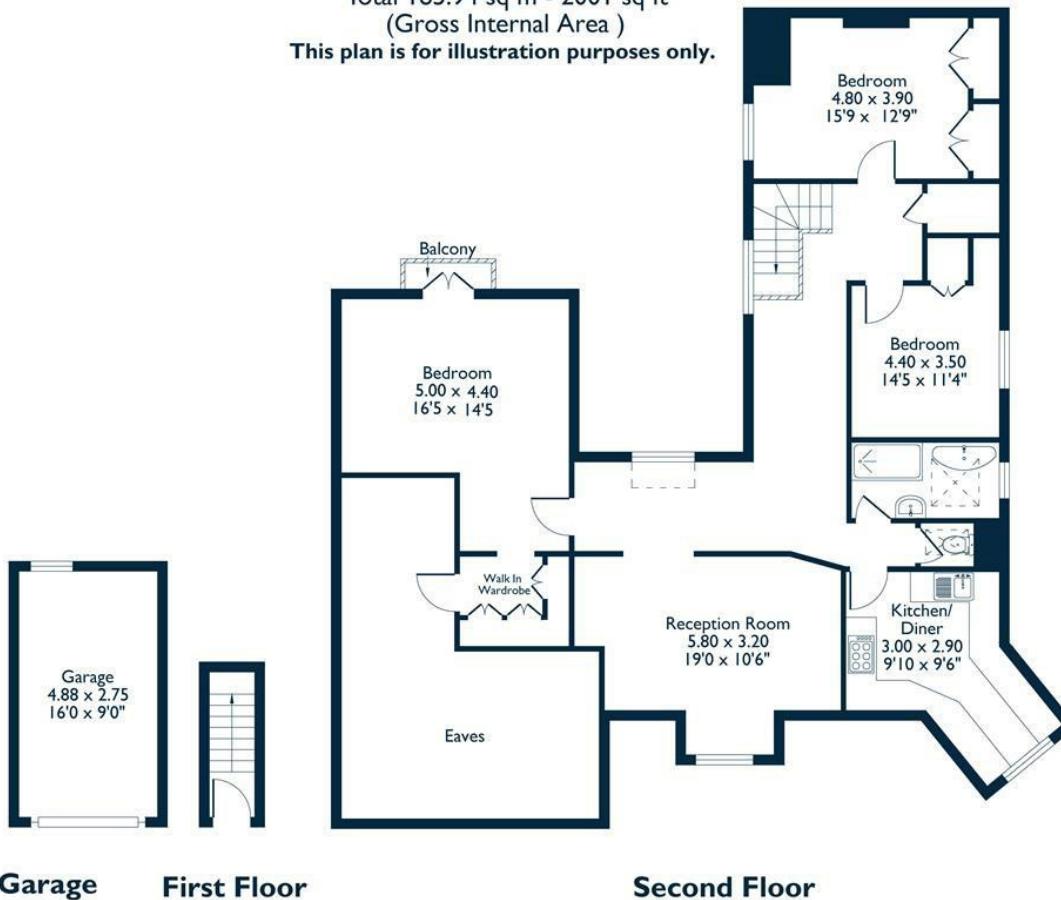




NOT TO SCALE

O  
H

Apartment 139.54 sq m - 1502 sq ft  
Eaves 32.98 sq m - 355 sq ft  
Garage 13.42 sq m - 144 sq ft  
Total 185.94 sq m - 2001 sq ft  
(Gross Internal Area)  
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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This recently refurbished top floor apartment comprises of a main bedroom with walk-in wardrobe and Juliet balcony, two further double bedrooms, four piece bathroom with a feature fish tank, kitchen with dining space and a living room.

The apartment also has a loft space which could be converted subject to all necessary permissions.

Outside the property offers ample parking, an electric vehicle charging point and a garage.

Orchard Wood is a small development at the end of Hermitage Drive, a cul-de-sac opposite Ascot Racecourse. Nearby schools include Charters, Heathfield, Lambrook, 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. Other than Ascot Racecourse other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax Band G. Service Charge £1500pa. Ground Rent £0pa. Lease 999 years from 1956.



• Three Bedrooms • Four Piece Bathroom • Kitchen with Dining Space • Sympathetically Modernised • Garage • Parking • EV Charging Point • Walking Distance to Ascot High Street and Train Station • Share of the Freehold • Potential to Extend Subject to all Necessary Permissions.



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