

For Sale

Retirement Property

Rise Road | Ascot | SL5

Asking Price £390,000 | Leasehold

1 Receptions | 2 Bedroom | 2 Bathroom

- DUPLEX APARTMENT
- Beautiful Views
- 2 Bedrooms With En-Suite
- On Site Services

FREEDOM TO MOVE

Hawks











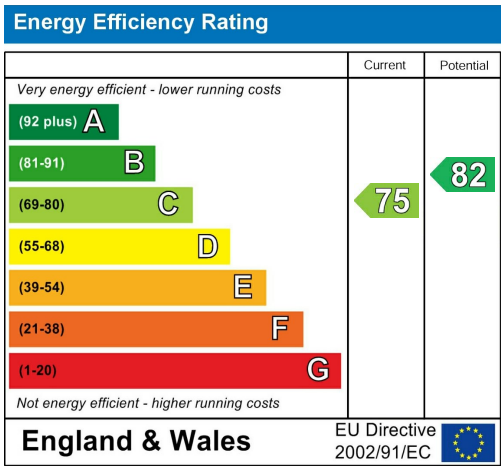
Cedar Lodge, Lynwood Village, Rise Road, Ascot, SL5

Approximate Gross Internal Area = 111 sq m / 1200 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299116)



*** Modern Retirement Duplex in Ascot ***

A Beautiful retirement duplex on Rise Road in Ascot, offers a perfect blend of comfort and modern living with stunning views. Built in 2016, the residence spans an impressive 1,200 square feet.

Upon entering, you are greeted by a generous hallway, a welcoming reception room that sets the tone for the rest of the home. The property features two well-appointed bedrooms both with en-suites shower rooms, in addition the main bedroom has a office and walk-in wardrobe! every woman dream.

The heart of the home is undoubtedly the fully fitted kitchen, which boasts a range of integrated Neff appliances, making it a delight for any culinary enthusiast. Whether you are preparing a simple meal or entertaining guests, this kitchen is both functional and stylish.

For added accessibility, the property is equipped with a new stairlift, ensuring ease of movement between the levels. Additionally, there is parking available for one vehicle, providing a practical solution for residents and visitors alike.

This retirement property is ideally suited for those aged 65 and over, offering a serene environment in a desirable location. With its modern amenities and thoughtful design, this home is a wonderful opportunity for anyone looking to enjoy a comfortable and convenient lifestyle in Ascot.

Onsite Facilities
* Restaurant, coffee shop, swimming pool, fitness suite, hair salon, shop, library, village hall, therapy centre with hydrotherapy pool
* Superb leisure facilities including croquet, short mat bowls, snooker, giant chess, craft room
* Reception, night security and 24-hours owners liaison team
* Home Care service
* House keeping Service
* Daily activities
* Private minibus for trips to shops and local places of interest.

A duplex like no other, you will never find another one like this, SO DO NOT MISS OUT !

Key Information:
• Service Charge: £11,554.44 Per Annum
• Ground Rent: £774.36 Per Annum

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifiically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

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