



# A beautiful ground floor garden apartment

**Garden Flat, 1 Greenways Court, 77 Kennel Ride, Ascot, Berkshire, SL5 7NU**

Share of freehold

**savills**

Garden flat • Entrance hall • Reception room  
• Kitchen • 2 bedrooms • Bathroom • Cloakroom  
• Private garden • Off street parking

### **Description**

A delightful two bedroom ground floor flat with its own private entrance, private garden and allocated parking. The accommodation includes a reception room, fully integrated kitchen with direct access to the garden, bathroom and separate cloakroom.

### **Situation**

Greenways Court is ideally situated for Ascot High Street which offers a good range of shops and main line station to London (Waterloo) and Reading. By road, the location is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

### **Tenure**

Share of freehold

### **Services**

The property has mains, gas, electric, water and drainage.

### **Fixtures and Fittings**

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

### **Local Authority**

Royal Borough of Windsor and Maidenhead

### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

### **Viewing**

Strictly by appointment with Savills.





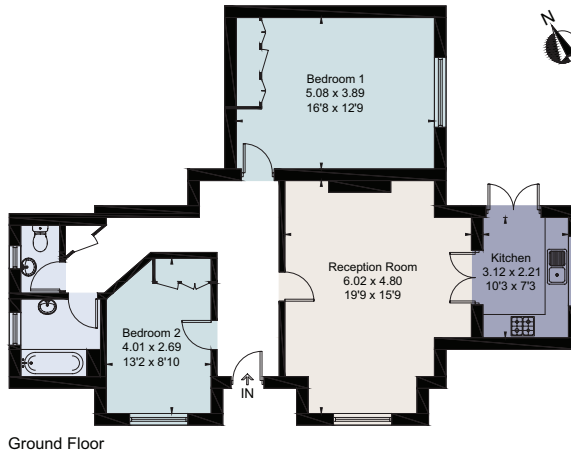
**Garden Flat, 1 Greenways Court, 77 Kennel Ride, Ascot, Berkshire, SL5 7NU**  
**Approximate Floor Area** 85.8 sq m / 924 sq ft

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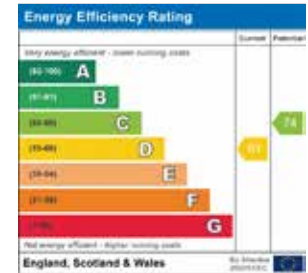


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Ground Floor



For identification only. Not to scale. © 201130FC

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