



# A ground floor apartment in Ascot

**2 The White House, Englemere Estate, Kings Ride, Ascot, SL5 8AE**

Leasehold - 125 years from 1st September 2018.

**savills**

Entrance hall • Open plan kitchen, living room and dining room • 2 double bedrooms with en suite bathrooms • Rear garden • Communal grounds of about 12 acres with swimming pool, gym and tennis courts • 2 Parking spaces

#### Description

The property is one of just four, two-bedroom apartments with access to Ascot High Street and Ascot Racecourse.

The apartment is located on the ground floor and has an open plan kitchen, living room, dining room area which leads out onto the charming rear garden with a secluded seating area. There are two double bedrooms with en suite bathrooms.

The apartment has use of the outdoor swimming pool, gym and tennis courts set within 12 acres of stunning landscaped gardens and two parking spaces to the side of the property.

#### Situation

2 The White House is ideally placed for Ascot racecourse and High Street with access to the main line station providing services to London (Waterloo).

By road, Ascot is convenient for Heathrow Airport, M3, M4 and M25 motorways.

There are a number of renowned schools in the area including Papplewick, LVS, Hall Grove, The Marist Schools, St George's and St Mary's Ascot. There are two international options, TASIS and ACS Egham and access to Eton and Wellington Colleges.

#### Local Authority

Royal Borough of Windsor and Maidenhead.

#### Services

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

#### Fixtures and Fitting

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

#### Tenure

Leasehold - 125 years from 1st September 2018.

#### Energy Performance

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

#### Viewing

Strictly by appointment with Savills.





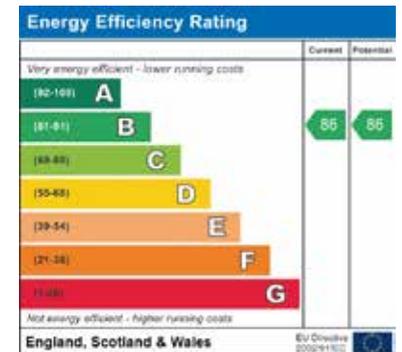
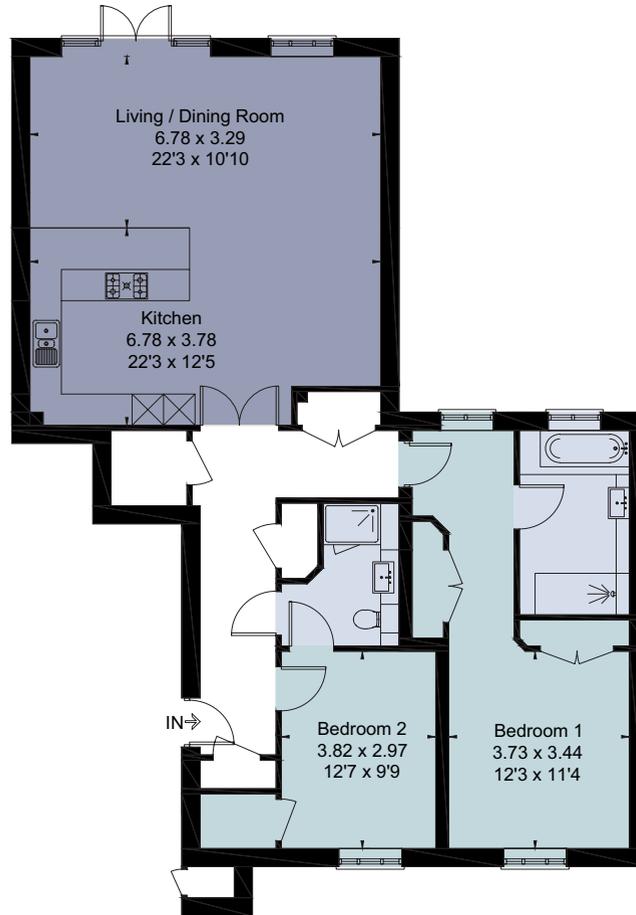
**2 The White House, Englemere Estate, Kings Ride, Ascot, SL5 8AE**  
**Approximate Floor Area** 117.1 sq m / 1260 sq ft



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