



A luxury first floor apartment in Ascot

Brockenhurst House, Brockenhurst Road, Ascot, Berkshire, SL5 9FW

Guide price £835,000 Share of freehold – Term expiring on 31st December 3010.



Drawing/dining room • Kitchen • Principal bedroom with dressing room and en suite bathroom • Second bedroom • Shower room • Gated development • Secure underground parking • Lift to all floors

Local information

Brockenhurst House is ideally situated for Ascot High Street which offers a good range of shops and main line station to London (Waterloo).

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

About this property

Brockenhurst House is an exclusive gated development of just 14 luxury apartments set in about an acre of beautifully manicured gardens and built to the very highest standard by Millgate Homes in 2011.

There is an impressive communal reception hall with a grand central staircase and lift access to all floors.

Apartment 10 is on the first floor and includes a well proportioned drawing/dining room with doors opening on to a balcony, a fully integrated kitchen, a principal bedroom suite with dressing room and en suite bathroom, a further bedroom with two sets of doors both opening to Juliette balconies and a shower room.

Outside, the gated entrance leads to the communal gardens of about an acre with mature trees, flower and shrub borders. There is underground parking with two allocated spaces and secure storage. There is also additional guest parking.

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.

Energy Performance:

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

Agents note: Some of the external photos used in the brochure are dated January 2022 and September 2021.

Tenure

Share of freehold – Term expiring on 31st December 3010.

Local Authority

Royal Borough of Windsor & Maidenhead Council Tax Band H

Service Charge

£4,400.00 per annum

Energy Performance

EPC Rating = B


Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

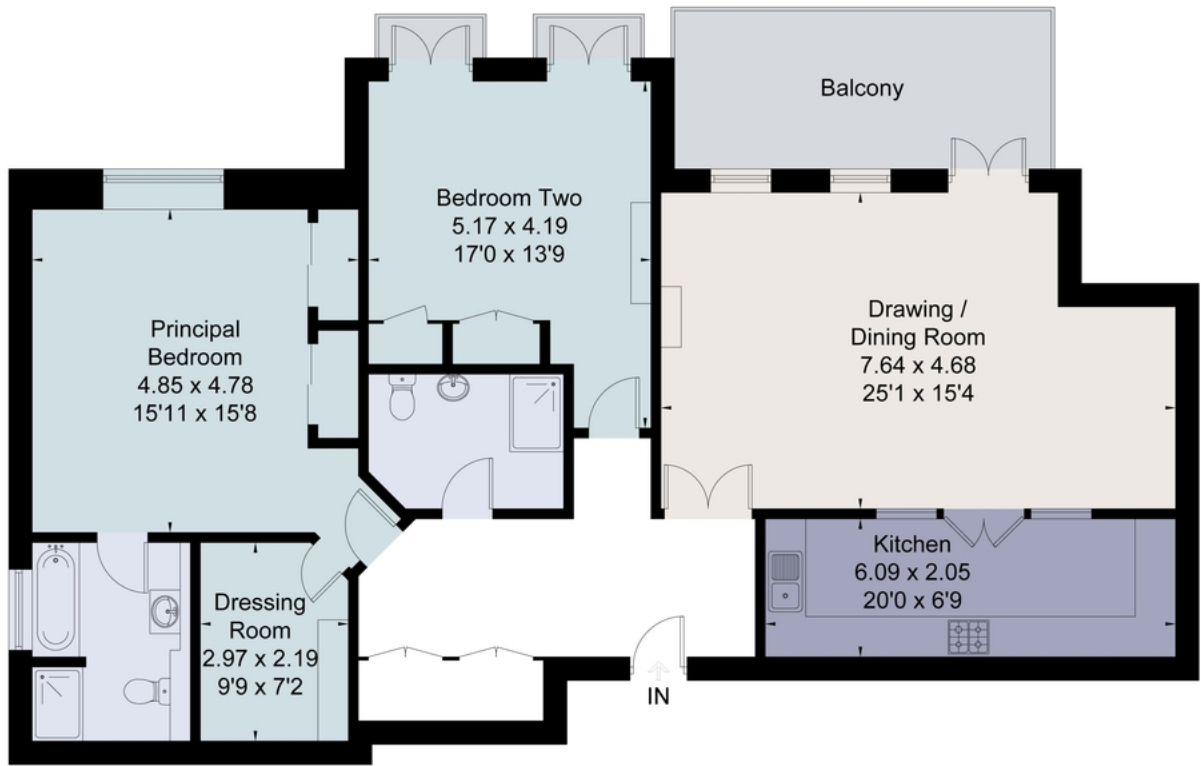




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Gross internal area (approx) 129 sq m / 1385 sq ft

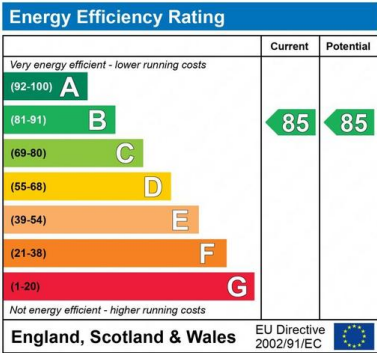
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First Floor

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