



A characterful garden apartment

12 Windsor Forest Court, Mill Ride, Ascot, Berkshire, SL5 8LT

Leasehold - 125 years from 25 March 2005



Sitting/dining room • Kitchen • 2 bedrooms •
2 bathrooms • 2 parking spaces • Private garden
• Communal grounds

Local information

Windsor Forest Court is a private gated complex situated within the Mill Ride Golf and Country Club estate with 24 hour security and private access on to the Mill Ride driving range.

Regular rail connections to London (Waterloo) are available from Ascot and Sunningdale stations.

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

About this property

Windsor Forest Court was originally a gift from Queen Victoria to King Edward VII.

Number 12 comprises a dual aspect sitting/dining room with a feature fireplace and French doors to a private terrace, a fully integrated

kitchen, a principal bedroom within an en suite shower, a second bedroom and family bathroom.

Outside, there is a private garden with patio area and direct access to Mill Ride. There are two allocated parking spaces.

Tenure

Leasehold - 125 years from 25 March 2005

Local Authority

Bracknell Forest Council Tax Band E

Viewing

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





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SL5 8LTTotal 78.4 sq m / 844 sq ft



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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 305823

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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