



Red Gables, St. Georges Lane
Ascot, Berkshire, SL5

HAMPTONS
INTERNATIONAL

Beyond your expectations

Ground floor apartment with private terrace

Hamptons International

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Two Bedrooms | Two Bathrooms | Kitchen | Living/Dining Room | Large Terrace | Two Underground Car Park Spaces | 150ft to Ascot high street

Guide Price £499,950 Leasehold

Description

A modern two bedroom apartment located on the ground floor with the added benefit of a large private terrace and two underground parking spaces. The property is within approximately 150ft to Ascot high street.

Upon entry to the communal hallway, number three is located on the ground floor. There is a good sized entrance hall with storage cupboards, a master bedroom with en suite shower room, a further double guest bedroom and separate family bathroom. The kitchen has granite worktop surfaces and a range of built in appliances including a dishwasher, washer/dryer, oven/hob and fridge/freezer. The main living/dining room is a great space which has double doors leading to the private terrace overlooking the communal gardens.

Outside

Ideally located approximately 150ft to Ascot high street.

The property is accessed via electric gates which leads down to the secure underground parking where you have two allocated spaces.

There is also a large private terrace with iron railings around the perimeter, offering you a great entertaining space.

Location

Located close to Ascot high street to take full advantage of local amenities. The larger town of Royal Windsor,

some 6 miles distant, provides a substantial and varied selection of restaurants and retail outlets.

Travel time by rail to Waterloo from Ascot station is around 46 minutes and Ascot is conveniently situated between the M3 and M4 motorways, as well as being in close proximity to Heathrow and Gatwick airports. Farnborough's private airport, which is arguably fast becoming the main choice for international business travellers is 12 miles away.

Sports and leisure pursuits are well catered for locally. In particular, golfing enthusiasts will be delighted with the choice of several fine courses namely The Berkshire, Sunningdale, Foxhills, Queenwood and Wentworth.

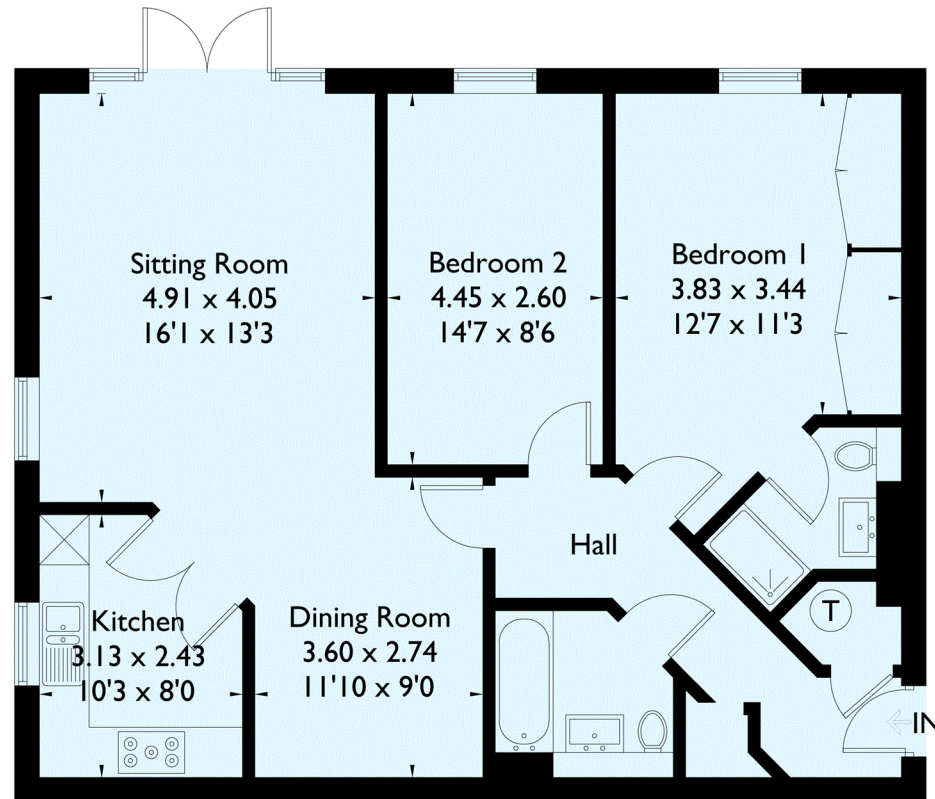
Schools are well catered for, with a high standard of education at all levels and many highly regarded schools are to be found within a reasonable travel time from the house, including ACS Egham, TASIS, St Georges School, LVS, Papplewick and The Marist.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
85.7 sq m / 922 sq ft



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171891

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

