



The Penthouse
19 Ascot Towers, Windsor Road, Ascot, Berkshire

For the finer things in property.

**STRUTT
& PARKER**

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The Penthouse

19 Ascot Towers

Ascot, Berkshire

SL5 7LG

A well-presented, penthouse apartment set in a gated development with glorious landscaped, parkland-style gardens

M3 (Jct 3) 4.8 miles, Ascot mainline station 1.2 miles (London Waterloo 57 minutes), Ascot High Street 0.5 mile, Sunningdale 3.5 miles, Windsor 6.2 miles, Heathrow Airport T5 13.8 miles, Central London 31 miles

Reception hall | Sitting/dining room | Kitchen/breakfast room with balcony | Utility room
Principal bedroom with en suite bathroom & dressing room | 2 Further bedrooms | Shower room | Spacious roof terrace | Double garage
Communal gardens | EPC rating F

The property

With light, airy and versatile accommodation, presented with neutral décor which creates an oasis of calm, The Penthouse offers a relaxed living environment ideally suited to those looking for an effortless, comfortable lifestyle. Glazed double-doors open from the reception hall into the spacious sitting/dining room which provides a sociable setting with easy access, via French doors, onto the balcony. A contemporary, feature fireplace adds a focal point to the sitting area and there is ample space for dining, as well as a study niche under the stairway leading up to the roof terrace. The picture window in the kitchen/breakfast room affords a treetop outlook, whilst extensive, modern wall and base level cabinetry, incorporating a breakfast bar unit, ensures there is plenty of storage. A useful utility area is reached via an external door from the kitchen.

There are three well-proportioned bedrooms, all with storage options, with the double aspect principal room enjoying the benefit of a dressing area and generous en suite bathroom. The accommodation is completed by a shower room with smart, contemporary fittings which include a walk-in waterfall shower.

Outside

The apartment benefits from both a private balcony and a sizeable roof-top terrace which offer opportunities for outdoor dining and relaxation whilst enjoying the green outlook over the splendid parkland gardens. Swathes of lawn are interspersed with mature trees and shrubs with the communal grounds providing grassed walkways and spots in which to sit within cool, dappled shade. Black wrought-iron railings front the roadway, with electric gates set within curved brick walls marking the entrance to Ascot Towers and providing residents with security and an undisturbed living environment. The Penthouse apartment has a private 2-car garage and there is also a parking area for visitors.

Location

Ascot Towers is conveniently located on the northern side of Ascot and within easy reach of the town's High Street with its extensive and varied range of retail and recreational amenities.

For sports-enthusiasts, the property is situated opposite the renowned Ascot Racecourse, and in close proximity to the golf, cricket and football clubs. There are numerous well-regarded eateries in the vicinity, along with theatres and cinemas, which include The Novello Theatre in Sunninghill, The Luna Drive-In Cinema in Ascot, and the Theatre Royal in Windsor.

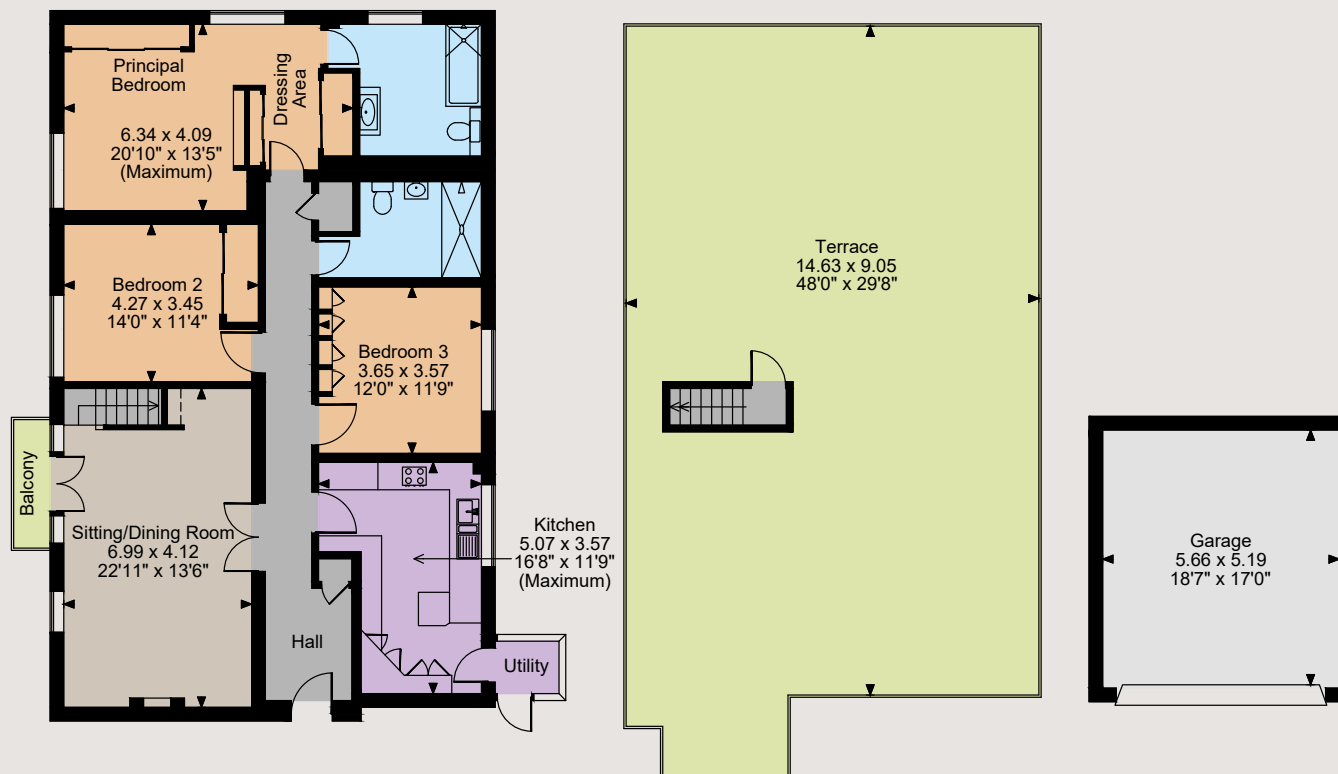
Road connections are excellent with access to both the M3 (J3) and the M25 (J13) and for commuters, rail services to London (Waterloo) are available from Ascot and also from Sunningdale station.





Floorplans

Apartment internal area 1,507 sq ft (140 sq m)
Garage internal area 316 sq ft (29 sq m)
Balcony & Terrace external area = 1,512 sq ft (140 sq m)
Total internal area 1,823 sq ft (169 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Location (cont.)

Excellent schooling is on offer at Charters, Eton College, St. Mary's School, Heathfield, St. George's, Papplewick, ACS International School and TASIS (The American International School).

Directions

DiWith Strutt & Parker's Ascot office on your right, follow the High Street/A329, continue straight over the mini-roundabout and at the Heatherwood Hospital roundabout, take the 3rd exit onto A332/Windsor Road. Take the 2nd exit at the first roundabout and the Ascot Towers will be found after a short distance on the left. Value

General

Local Authority: Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

Services: Mains electricity, water and drainage

Service Charge: £3,800 p.a.

Ground Rent: £100 p.a.

Council Tax: Band F

Tenure: Share of freehold with 999 year lease from 10th October 1964

Guide Price: £900,000

Ascot

37 High Street, Ascot, Berkshire SL5 7HG

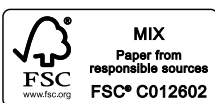
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