



36 Kingswood

Ascot, Berkshire

An immaculately presented ground-floor apartment located within a sought-after development by Millgate Homes

An elegantly finished apartment on the ground floor of a highly desirable development, a mile from Ascot town centre. Set within beautifully landscaped grounds, the building features handsome red brick elevations, while inside there is beautifully appointed accommodation



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



ALLOCATED PARKING



TERRACE & COMMUNAL GARDENS



LEASEHOLD



TOWN



1,432 SQ FT



OFFERS OVER £750,000



The property

An impressive, vaulted communal entrance hall sets the tone upon arrival. Beyond this, the apartment continues to impress with its stylish design and carefully considered details. A neutral colour palette enhances the sense of light and space, whilst modern comforts, including air-conditioning in both the sitting/dining room and the principal bedroom, ensures a pleasant and relaxing atmosphere throughout the year.

The reception room is thoughtfully designed to function as both a sitting room and dining room, offering inviting areas for relaxation and entertaining alike. The room is flooded with natural light, courtesy of two sets of windows, and French doors that open onto a covered terrace, creating a seamless flow between indoor and outdoor living spaces; a further set of double doors open directly into a modern and well-equipped kitchen. A complementary utility room, accessed from the hallway, is fitted with useful additional storage units and has space for appliances.

The apartment is completed by good-sized bedrooms, both with fitted storage, and two bathrooms.

Outside

Set within a prestigious development surrounded by 22 acres of woodland, the apartment has the benefit of a covered terrace, which may be accessed from the principal bedroom or sitting/dining room and provides a pleasing spot in which to relax.

The gardens offers gentle strolls and places to sit in the sunshine or the dappled shade of trees, with a timber summer house providing a sociable sheltered cabin. The apartment has the benefit of an underground car parking space with electric car charger, in addition to a surface parking space.



Location

Kingswood is conveniently situated just over a mile from the centre of Ascot with its selection of shops catering for day-to-day needs. The area also offers an excellent variety of restaurants and cafes, while the nearby towns of Windsor, Bracknell, Maidenhead, Camberley and Reading also offer a wide range of shopping, leisure and dining options. The area is also serviced by a superb range of schools, in both the state and independent sectors.

For the commuter, the property is well placed for rail services to London Waterloo from the local station in Ascot, while road links are also excellent with the M3, M4 and M25 all easily accessed. Ascot is surrounded by beautiful countryside, yet is within easy commuting distance of Central London.

Excellent leisure facilities in the area include horse racing at Ascot and Windsor, boating on some stretches of the River Thames and golf at Sunningdale, Wentworth, The Royal Berkshire and Swinley Forest.



Distances

- M3 (Jct 3) 4.6 miles
- M4 (Jct 10) 8.2 miles
- M25 (Jct 13) 8.7 miles
- Ascot High Street 1.3 miles
- Bracknell 3 miles
- Sunningdale 4.3 miles
- Windsor 7 miles
- Heathrow Airport (T5) 12.3 miles
- Central London 31.3 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Racecourse
- Legoland
- Runnymede

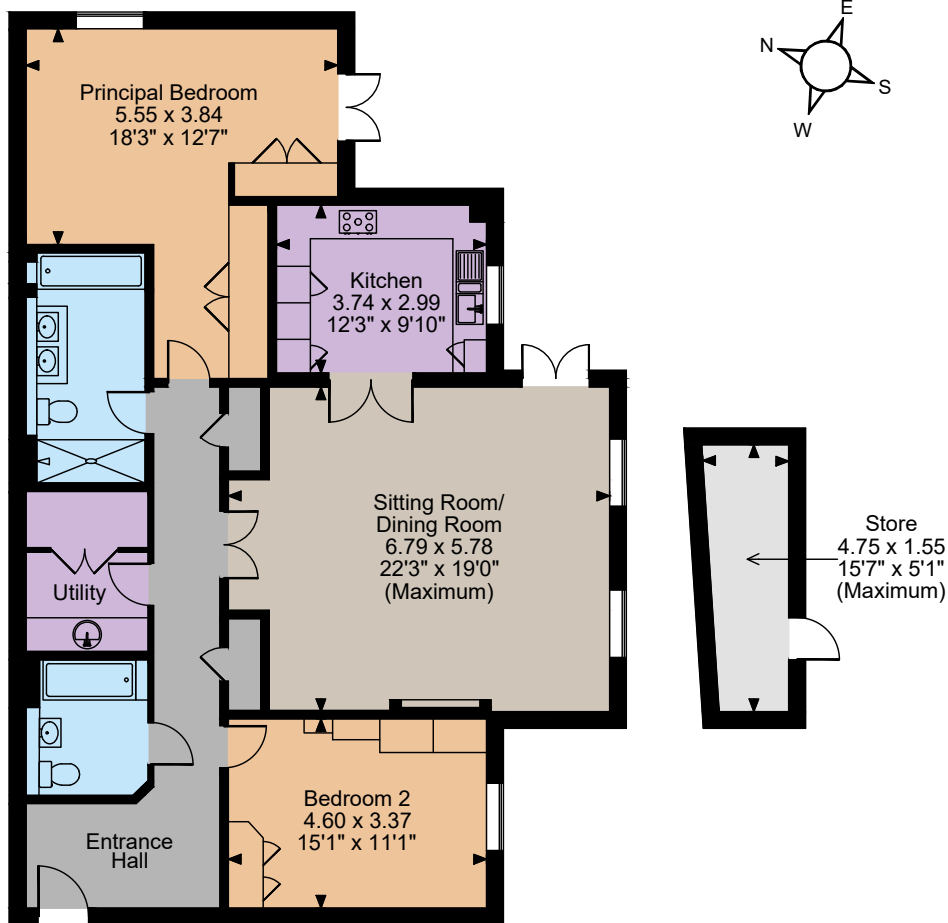
Nearby Stations

- Ascot Station
- Sunningdale
- Martins Heron Station
- Bracknell Station

Nearby Schools

- LVS Ascot
- St. Georges School, Ascot
- St. Mary's School, Ascot
- Heathfield School, Ascot
- Papplewick School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row





Ground Floor

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

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Floorplans

House internal area 1,432 sq ft (133 sq m)

Store internal area 71 sq ft (6.6 sq m)

Total internal area 1,503 sq ft (139.6 sq m)

For identification purposes only.

Directions

Post Code: SL5 8AN

what3words: ///bronze.shovels.hurry

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Leasehold: 999 years from 1st January 2019

Service Charge: £3454.79 p.a.

Ground Rent: £500 p.a.

Council Tax: Band E

EPC Rating: B

Ascot

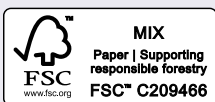
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