

Apartment 1, Rosewood
Burleigh Road, Ascot, Berkshire



Strutt
& Parker

Land and property. Since 1885.

An elegant 2-bedroom, ground floor apartment with its own private garden, and the use of delightful communal gardens, in a secure gated development

The property

Built in 2011, Rosewood is an exclusive gated development of just eight apartments, set within landscaped communal gardens. Situated on the ground floor, Apartment 1 offers light and stylish living space and features a conservatory that opens out to its own private garden.

Features of the apartment include a spacious sitting room with a bay window, and a conservatory with direct access to the garden via double doors. This room also connects with both the sitting room and kitchen/breakfast room, thereby providing excellent entertaining space. A further set of double doors opens out to the garden from the kitchen/breakfast room and offers the option of extending the living/entertaining space into the garden during the warmer seasons. The kitchen itself is fitted with a sleek range of units and integral appliances and there is ample space for a table and chairs, perfect for informal dining.

The accommodation further comprises a principal bedroom with an en suite shower room, a second bedroom, and a family bathroom. Both bedrooms are fitted with stylish wardrobe cupboards and enjoy access to the gardens via French doors.

Outside

Rosewood is approached via electrically operated gates opening onto a driveway that provides access to the garage and parking areas. The beautifully maintained communal gardens are a fine feature and incorporate an extensive area of manicured lawn, pathways, seating areas and well-stocked flower beds. The private garden belonging to the apartment is enclosed by various shrubs and flower plants and is principally laid to lawn.



Location

Burleigh Road is situated close to the world-famous Ascot Racecourse and is less than a mile away from the bustling Ascot High Street with its selection of shops catering for day-to-day needs. Windsor, Camberley and Guildford offer a more extensive range of facilities and the region also boasts some of the finest restaurants with Coworth Park in Ascot, as well as Michelin starred restaurants in Paley Street and Bray.

For the commuter, Rosewood is well placed for rail services to London Waterloo from Ascot Station and there is easy access to the M3 (5 miles) which in turn links with the M25.

Locally, sport and leisure facilities are in abundance with golf at Wentworth, Sunningdale, Windlesham and Swinley Forest, along with racing at Ascot and Windsor Racecourses. The picturesque Virginia Water Lake, Windsor Great Park, Savill Garden and Chobham Common provide opportunities for walking and cycling.

The area is particularly well known for its excellent choice of schooling, including Hall Grove, Woodcote House, Lambrook, Papplewick and The Marist, as well as Charters, Gordon's School and other well-regarded state options.

Postcode region: SL5

General

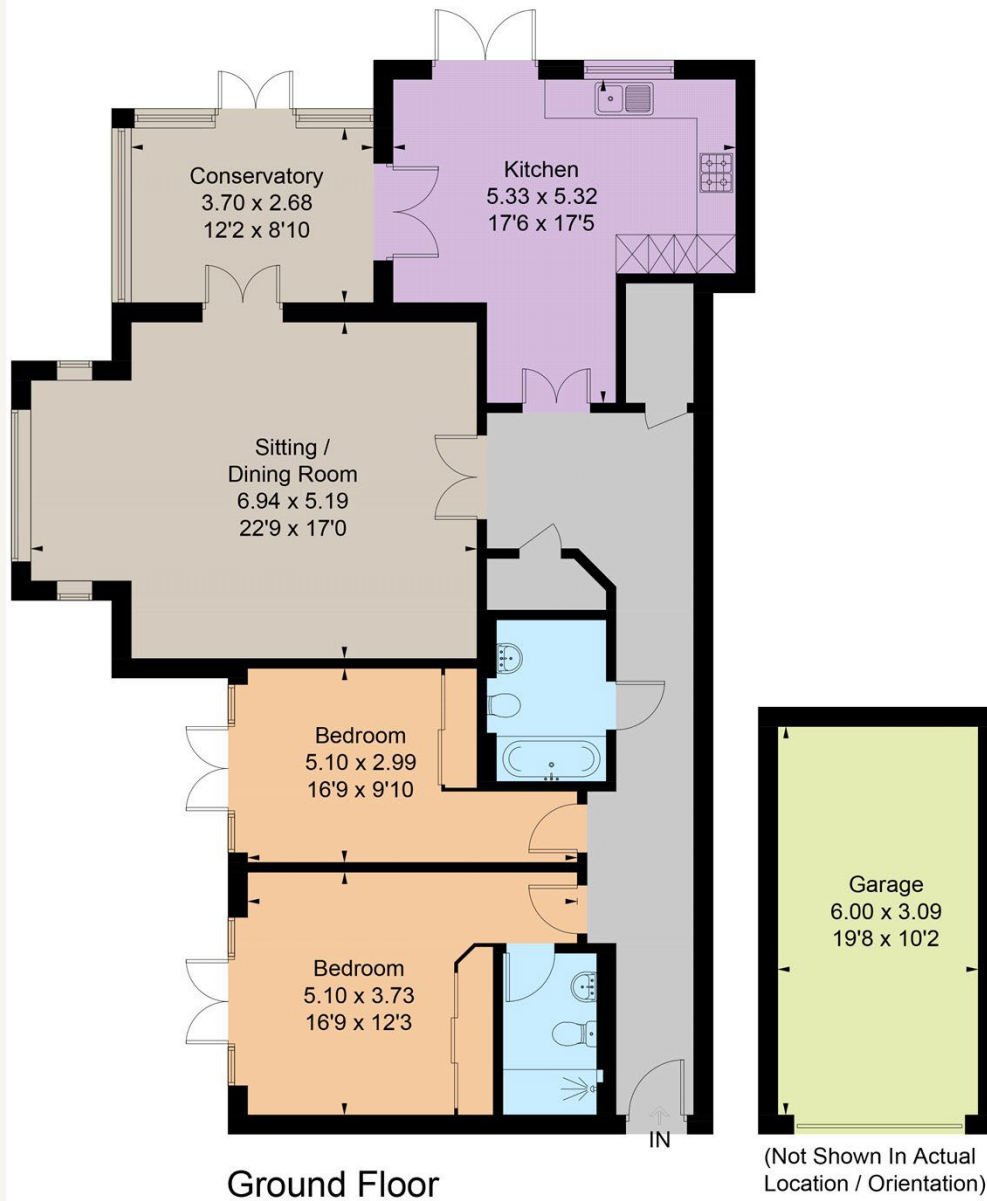
Local Authority: Royal Borough of Windsor & Maidenhead - Tel 01628 683800
Tenure: Leasehold - 999 years from, and including, 1st January 2011
Service charge: £647 per quarter year
Ground Rent: This property benefits from an owner-run management company, meaning there is no financial ground rent payable.
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: B
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,406 sq ft (131 sq m)
2 reception rooms | 2 bedrooms
2 bathrooms
Garage
Private patio & garden
Communal gardens
Leasehold | Town

Guide price £825,000



Approximate IPMS2 Floor Area = 131.2 sq m / 1412 sq ft
 Limited Use Area = 1.5 sq m / 16 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 151.3 sq m / 1628 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 236991

Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG
 01344 636960 | ascot@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken xxxx 20xx. Particulars prepared April 2026.