Apartment 1, Rosewood
Burleigh Road, Ascot, Berkshire

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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 iitself 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.

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

Guide price £795,000

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.

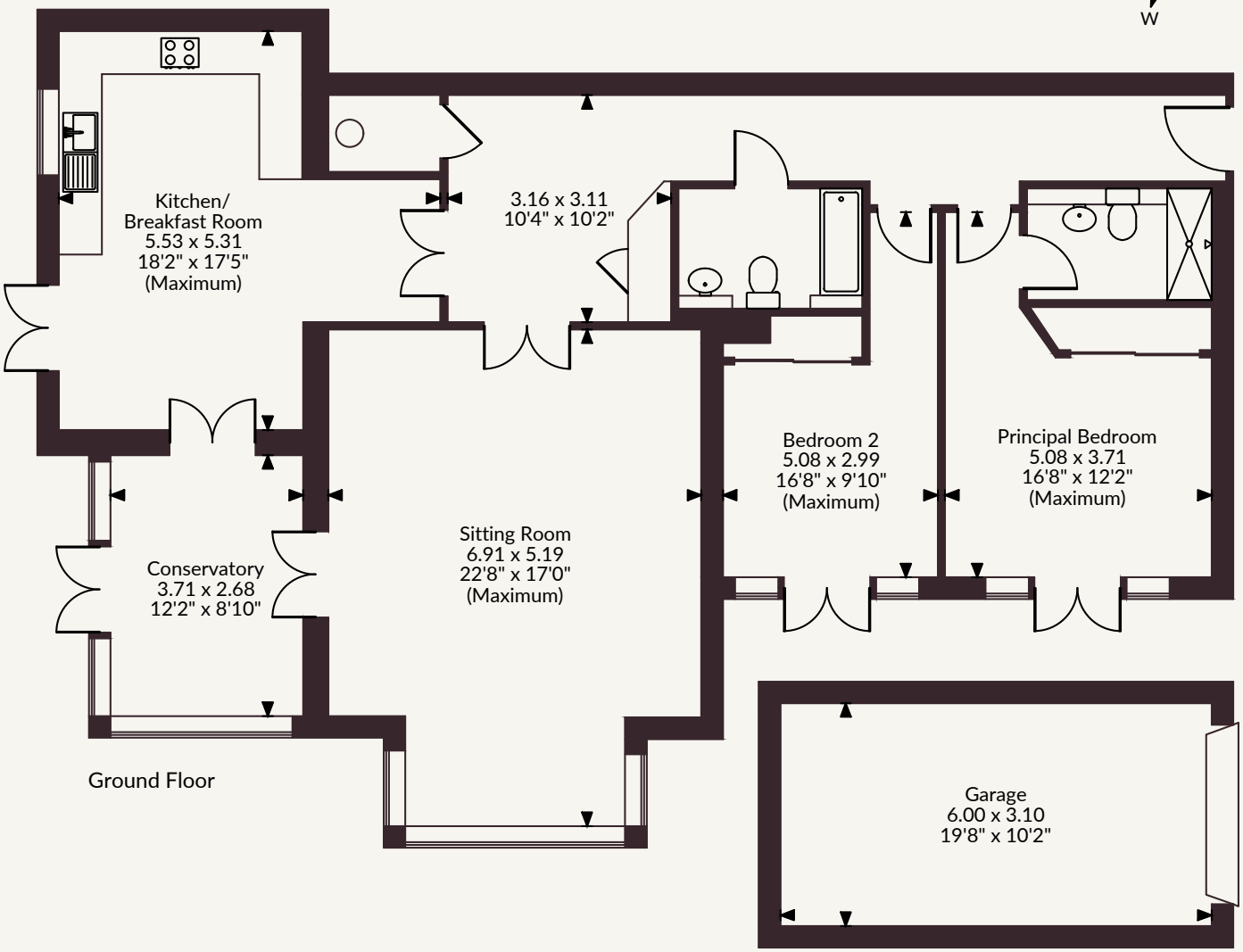
The area is particularly well known for its excellent choice of schooling, including Hall Grove, Woodcote House, Lambrook, Papplewick and The Marist, as well as Charters, Gordon's School and other well-regarded state options.

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/

Rosewood, Burleigh Road
Main House internal area 1,399 sq ft (130 sq m)
Garage internal area 200 sq ft (19 sq m)
Total internal area 1,599 sq ft (149 sq m)



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

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