

Apartment 3, Rosewood
Burleigh Road, Ascot, Berkshire



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A beautifully presented 3-bedroom apartment on the ground floor, with its own private patio, and the use of communal gardens, in a secure gated development

Built in 2011, Rosewood is an exclusive gated development of just eight apartments, set within landscaped communal gardens.

Situated on the ground floor, the apartment offers light and stylish living space, with both the drawing room and kitchen/breakfast room opening directly out to the private patio via French doors, thereby extending the living/entertaining space out to the garden during the warmer months. The elegant dual aspect drawing room has a fireplace as a focal point and this room connects with the sleek, modern kitchen/breakfast room that is fitted with contemporary units and a central island; there is ample space for a table and chairs, perfect for informal dining.

The bedroom accommodation is equally impressive, led by a luxurious principal suite comprising a bedroom with plantation-style window shutters, a dressing room and an en suite shower room. Two further bedrooms offer versatile space for family, guests, or a home office, and are served by a family bathroom.

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 apartment benefits from its own private patio area that may be accessed from the sitting room and kitchen/breakfast room, perfect for al fresco dining.



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. several excellent schools, including the well-regarded comprehensive, Charters School, in Sunningdale.

Postcode region: SL5

General

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

1715 sq ft (159.3 sq m)

3 bedrooms | 2 bathrooms

Private patio | Communal gardens

Garage & allocated parking

Gated development

Leasehold | Town

Guide price £925,000

Approximate IPMS2 Floor Area = 159.3 sq m / 1715 sq ft

Garage = 23.6 sq m / 254 sq ft

Total = 182.9 sq m / 1969 sq ft



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 286015

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