

Apartment 15 Ascot Towers
Windsor Road, Ascot, Berkshire



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An exceptionally spacious, second-floor apartment featuring a private balcony, set within an exclusive gated development moments from Ascot High Street and the Racecourse

A beautifully presented and substantial apartment occupying the second floor of the prestigious Ascot Towers. This well-appointed home offers generous internal living space, further enhanced by a private balcony and a separate garage. The property seamlessly combines impressive proportions with a practical, well-balanced layout, creating a sophisticated home in an exclusive setting.

The accommodation is centred around a spacious, light-filled sitting room where large windows frame views of the expansive, park-like communal grounds and offer direct access to a private balcony. The modern kitchen is fitted with sleek, light grey contemporary cabinetry, integrated appliances, and striking mosaic tiling, while the adjoining formal dining room provides an elegant, versatile space for entertaining or relaxed everyday dining.

The principal bedroom is a particular highlight, offering ample proportions, extensive built-in wardrobes, and a luxurious en-suite shower room with high-quality fixtures. A second well-proportioned double bedroom is served by a separate, stylishly appointed bathroom. Throughout, the apartment benefits from a clean, neutral aesthetic and a thoughtful layout that maximises both the sense of space and the attractive leafy outlook.

Outside

Set behind secure electric gates, Ascot Towers is surrounded by beautifully maintained communal grounds comprising expansive level lawns and a variety of mature trees, providing a high degree of privacy and tranquillity. In addition to ample visitor parking, a private garage located in a separate block offers valuable secure parking and storage.



Location

Conveniently positioned close to Ascot’s bustling High Street, this property enjoys easy access to a vibrant selection of shops, cafés, restaurants, and everyday amenities. The area is also world-renowned for the iconic Ascot Racecourse, championship golf courses, and beautiful surrounding countryside. The nearby towns of Sunningdale, Windsor, Camberley and Bracknell provide further shopping, leisure and cultural facilities, with Windsor Great Park and Virginia Water offering extensive opportunities for outdoor recreation.

The area boasts exceptional connectivity. Road links include easy access to the M3 (J3) and the M25 (J13), while frequent rail services to London Waterloo operate from both Ascot and Sunningdale stations. For international travel, Heathrow Airport is within easy reach.

Educational opportunities in the area are superb, offering an excellent selection of both independent and state schools. Highly regarded independent options include St George’s, St Mary’s, Heathfield, Papplewick, and LVS in Ascot, The Marist in Sunninghill, and Wellington College in Crowthorne, alongside prominent international choices such as ACS International School and TASIS (The American International School). In addition, the area boasts numerous respected state schools, most notably the highly ranked Charters School in Sunningdale.

Postcode region: SL5

General

Local Authority: Royal Borough of Windsor & Maidenhead
Services: Mains electricity, water and drainage
Tenure: Share of freehold with a lease of 999 years from 10th October 1964
Service Charge: £3,900 p.a.
Ground Rent: £100 p.a.
Council Tax: Band F
EPC Rating: C

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

1,447 sq ft (134 sq m)

2 reception rooms

2 bedrooms | 2 bathrooms

Private balcony

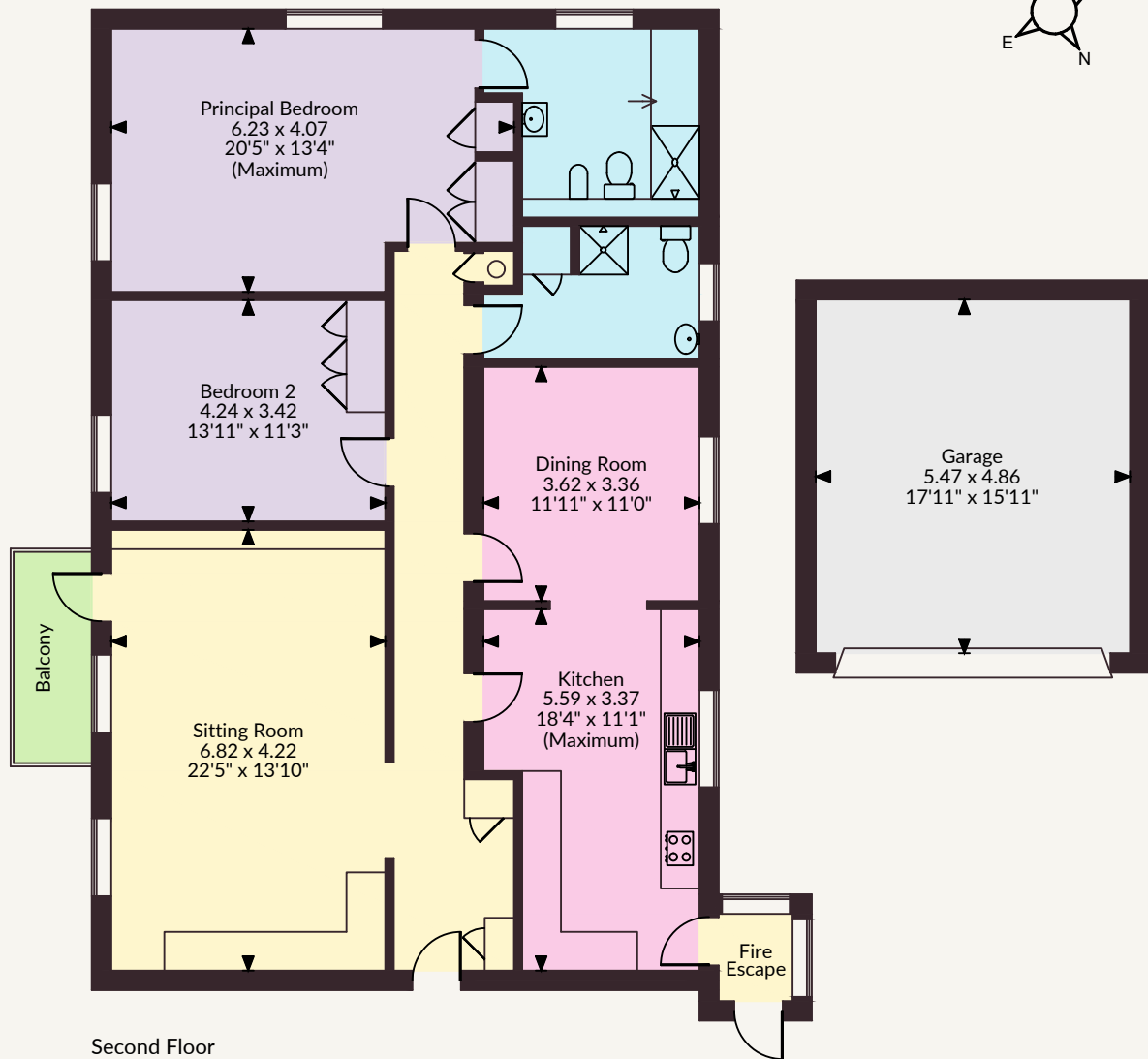
Communal gardens

Garage

Share of Freehold | Town

Guide price £695,000

Ascot Towers Windsor Road, Ascot
 Main House internal area 1,447 sq ft (134 sq m)
 Garage internal area 286 sq ft (27 sq m)
 Balcony external area = 43 sq ft (4 sq m)
 Total internal area 1,733 sq ft (161 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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