

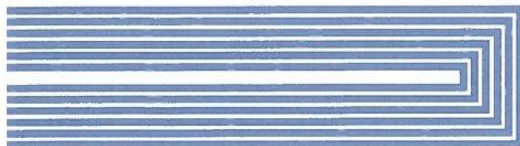


## Brook Avenue

, Ascot, SL5 7SG

# Rental £2,300 pcm

3 bedroom Townhouse available 21 September 2024




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- \* Unfurnished
- \* 3 Double Bedrooms
- \* Attractive garden
- \* Close to travel links
- \* Council Tax - BAND E
- \* Driveway Parking
- \* Electric Gates
- \* EPC RATING - C
- \* En-suite to Master
- \* Family Bathroom
- \* Short walk to Town

## Situation

Welcoming to the market a beautiful 3 bedroom town house in the heart of Ascot. The accommodation comprises of a generous size living room which opens up into the fitted kitchen and dining area. The hallway leads upstairs into the 2 double bedrooms and also a family bathroom. Finally finishing on the top floor, the 3rd double bedroom with fitted wardrobe and ensuite. Also benefitting from a patio/grass garden to the rear. Allocated parking is available out front. Located within walking distance of Heatherwood Hospital and the famous Ascot Racecourse, with a short drive to Ascot Station and Highstreet, full of shops. Available end of September on unfurnished basis. Viewings Highly Recommended! EPC C. Council Tax E

## Accommodation

### Bedroom 1

Rear aspect window, carpeted, fitted wardrobes, radiator, power points, centre ceiling light

### Bedroom 2

Front aspect window, carpeted, fitted wardrobes, radiator, power points, centre ceiling light

### Bedroom 3

Master bedroom with front and rear aspect window, fitted wardrobes and ensuite, radiator, carpeted, power points

## Ensuite

## Family Bathroom

Three piece suite including shower over bath, rear aspect window, heated towel rail, tiled floor and walls.

## Garden

## Kitchen

A range of eye and base level units with complementary work top, tiled flooring, front aspect window, Gas hob, oven and extractor, integrated fridge freezer.

## Living/Dining Room

Hardwood Flooring, Rear aspect windows, Double patio doors, power points, radiator

All measurements are approximate.

## Further Information

The deposit required is £2,653.84

The landlord is willing to rent this home to Employed, Self Employed

Property Ref: inst-4583

Creation Date: 25/08/2024

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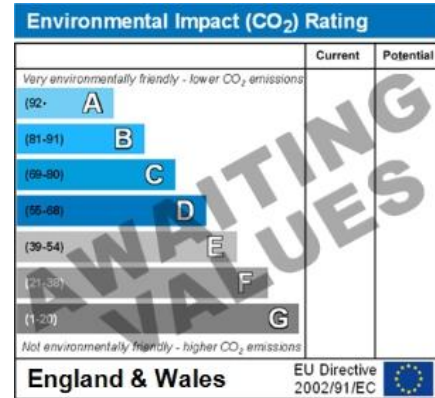
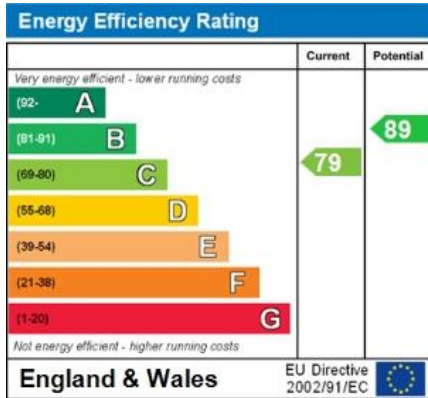
### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd, 2024. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.