



St Marys Road, Ascot **SL5**



St. Marys Road, Ascot, Berkshire SL5

The property comprises a reception hall, drawing room, study, dining room, family room, conservatory, kitchen/breakfast room, downstairs shower room, utility room and a cloakroom. The first floor comprises a principal bedroom suite with a dressing room and en suite bathroom, a further bedroom suite, three further bedrooms and a family bathroom. The owners have just completed a new, self-contained two bedroom annexe with a bathroom and large open-plan kitchen/sitting room. Double garage and ample driveway parking. Mature gardens of 0.94 acres.



Guide price: £9,000 per calendar month

Furniture: Available unfurnished

Tenancy available from: 12th November 2023

Minimum length of tenancy: 12 months

Deposit: £12,461.53

Local authority: Windsor and Maidenhead

Council tax band: G





Location

The area is renowned for excellent schooling, including Wellington College, Eton, Sunningdale School, Lambrook and Papplewick.

Entertainment: Tennis, health clubs and spa facilities at The Berystede, Coworth Park and Foxhills. Golf clubs at Sunningdale, Swinley Forest, Wentworth and The Berkshire.

Shopping: Ascot and Sunningdale provide a good selection of local shopping facilities. More extensive shopping facilities can be found in Maidenhead and Windsor.

Travel: The M3 and M4 provide good road links to the western country and central London via the M25 connection to Heathrow.



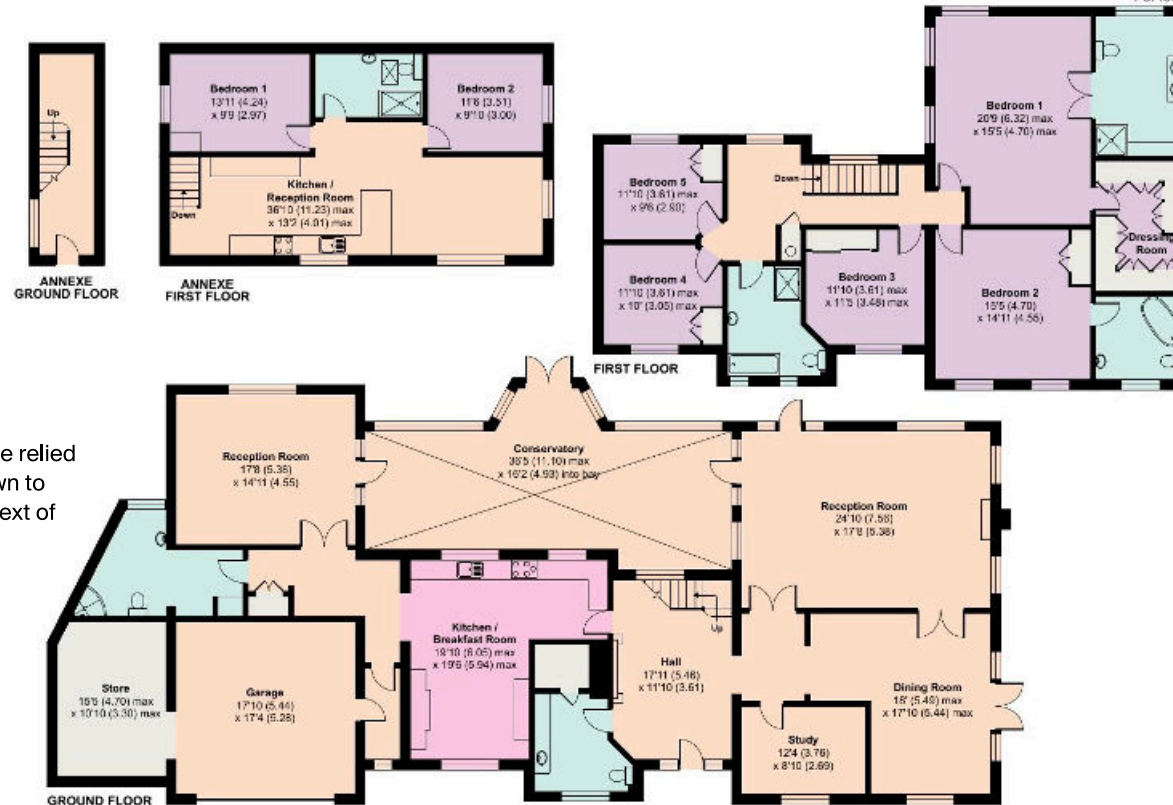
Calleva Cottage, St. Marys Road, Ascot

Approximate Area = 4753 sq ft / 441.5 sq m (includes garage)

Annexe = 859 sq ft / 79.8 sq m

Total = 5612 sq ft / 521.3 sq m

For identification only - Not to scale



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Ascot

59 High Street

Ascot SL5 7HP

knightfrank.co.uk

We would be delighted to tell you more

Stefanie Sutch

01344 299395

stefanie.sutch@knightfrank.com



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 23. Photographs and videos dated October 23.

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