



Lady Margaret Road, Ascot,
Berkshire **SL5**



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An ideal apartment, this home offers convenient living close to local amenities. The accommodation comprises a welcoming entrance hall with storage cupboards, a large fully fitted kitchen and diner, and a living room with a balcony. The property also benefits from one car space and additional visitor parking.

Perfect for commuters or as a lock-up and leave, as well as highly secure due to the approach via electric code-entered gates.



Guide price: £1,850 per calendar month

Furniture: Available unfurnished

Tenancy available from: 4th March 2024

Minimum length of tenancy: 12 months

Deposit: £2,134.61

Local authority: Windsor & Maidenhead Borough Council

Council tax band: E



Ascot High Street is located 2.4 miles away and includes Ascot Train Station, providing regular services to London (Waterloo). As well as the world-renowned Royal Ascot Racecourse, local bars and restaurants, it also provides shopping for basic amenities. Windsor is 8.2 miles away and offers a broader range of shops, bars, restaurants and entertainment. Heathrow T5 is accessible by car at 13.8 miles and Central London at 25.3 miles (all distances are approximate).

Schooling in the area is exceptional, with many renowned schools nearby, such as Eton College, Lambrook, St Mary's Ascot, Wellington College and St. George's Weybridge. The property is also well located for international schools such as ACS International in Egham and TASIS in Thorpe.

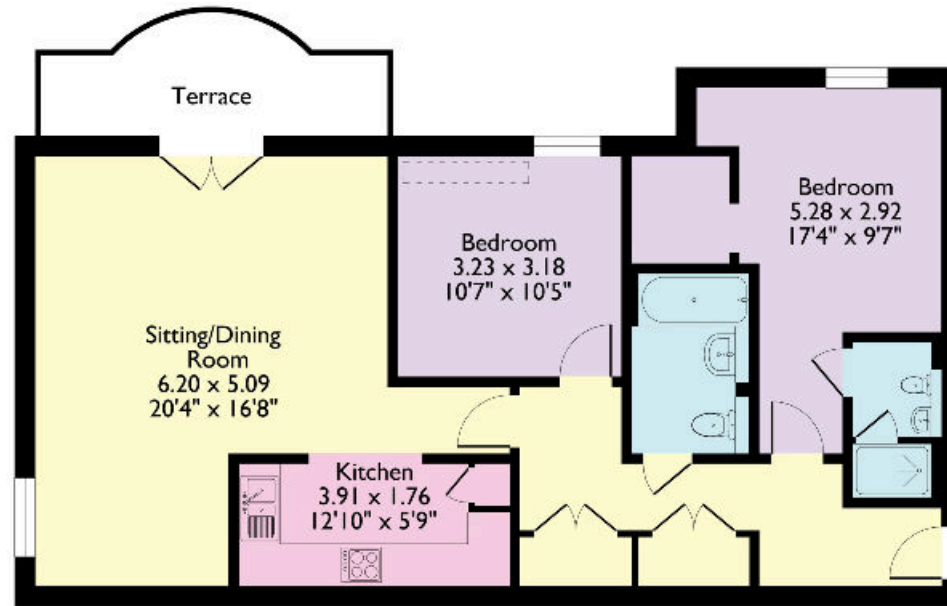
Sporting activities in the area are numerous, with a selection of first-class golf and country clubs, including Sunningdale, Swinley Forest, Foxhills and Queenwood. The world-famous Wentworth Golf Club also has its tennis, swimming and leisure facilities.





Approximate Gross Internal Floor Area
98.00 sq m / 1055 sq ft

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.



Second Floor

Knight Frank

Ascot

59 High Street

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We would be delighted to tell you more

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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.

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