



14 Grand Regency Heights
Ascot, Berkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

14 Grand Regency Heights Ascot, Berkshire SL5 8FE

Penthouse apartment in a prestigious development, with views of Ascot racecourse

M3 4.8 miles, Ascot mainline station 1 mile (London Waterloo 57 hour), Heathrow 11.6 miles, Central London (Knightsbridge) 27.4 miles

Reception hall | Sitting/dining room with access to balcony | Kitchen | Cloakroom | 3 Bedrooms (2 with en suites and balconies | Bedroom 3 Bathroom | Secure underground parking
Communal gardens | EPC rating C

The property

Located on the third floor of the sought-after Grand Regency Heights, this spacious apartment is arranged to provide stylish living space and boasts three balconies overlooking Ascot Racecourse. Light and airy rooms, combined with a neutral decor, all contribute to the property's appeal.

The reception hall opens out to the principal rooms including a sitting/dining room featuring a fireplace and large bay window with double doors leading out onto the sizeable balcony, and a fully fitted kitchen.

The generously-sized principal bedroom features built-in wardrobes, an en suite bathroom, and double doors opening out to a balcony. The accommodation further comprises a second bedroom with an en suite bathroom and direct access to a balcony, a third bedroom, a family bathroom, and a cloakroom.

Outside

Grand Regency Heights is an impressive building, boasting landscaped grounds and a grand entrance. The apartment's balconies

provide the perfect space from which to enjoy the pleasant view over the communal gardens and central water feature and there is ample room for outside dining and relaxation. The property benefits from secure underground parking, and attractive communal gardens.

Location

Grand Regency Heights is admirably located, Ascot, opposite the iconic Ascot Racecourse and within easy reach of Ascot mainline station (just 1 mile away) and the M3 and M25 motorways.

Ascot High Street is just moments away and offers a selection of shops catering for day-to-day needs, along with restaurants, cafes and bars; further amenities may be found in Sunningdale, Windsor, Camberley and Guildford.

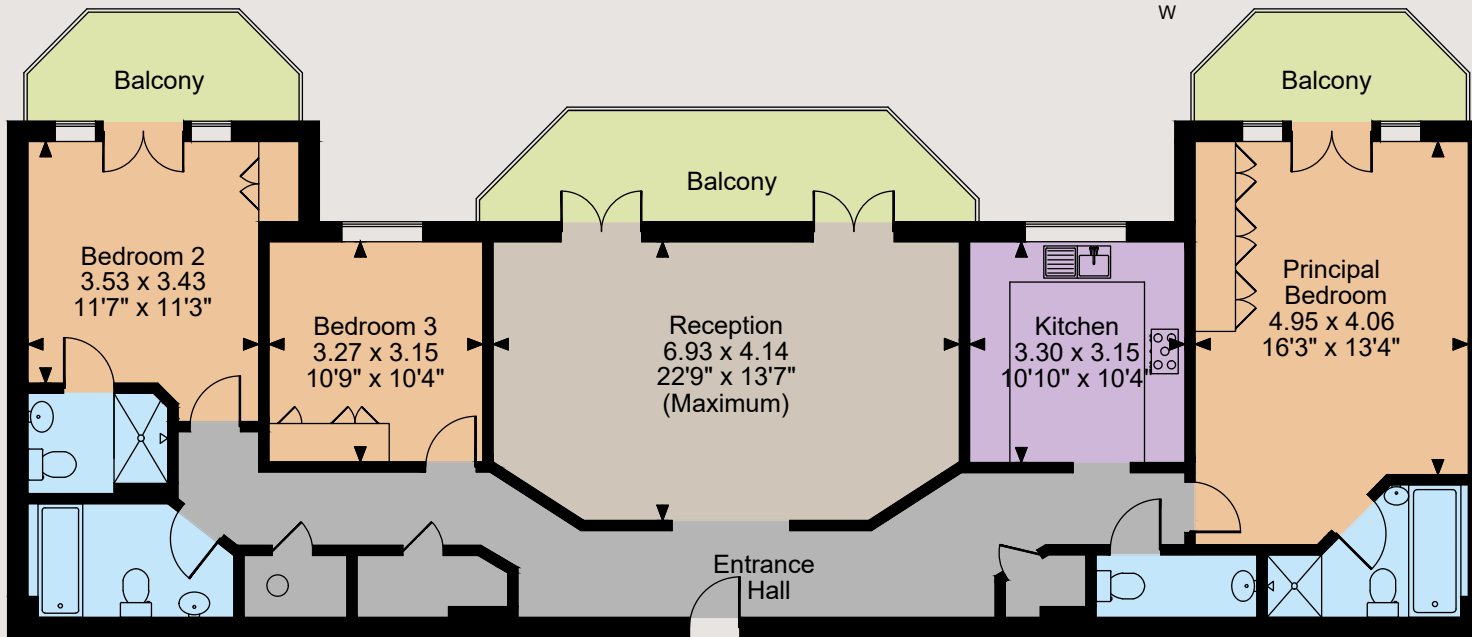
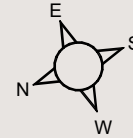
Recreational and leisure opportunities in the region are varied and include some prestigious golf clubs including Wentworth, Sunningdale, Swinley Forest and The Berkshire Golf Clubs; horse racing may be enjoyed at Ascot Racecourse (within striking distance) and also Windsor.

The area is fortunate to have some excellent schools, both in the state and independent sectors.





Floorplans
House internal area 1,418 sq ft (131.7 sq m)
For identification purposes only.



Third Floor

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

With Strutt & Parker's Ascot office on your right, head along the High Street (A329), straight over the mini-roundabout and at the large roundabout by Heatherwood Hospital, take the third exit into Windsor Road (A332). At the mini-roundabout, take the first exit into Burleigh Road where you will find Grand Regency Heights on your left.

General

Local Authority: Royal Borough of Windsor and Maidenhead - Tel. 01628 683800

Council Tax: Band G

Services: Mains electricity, gas, water and drainage.

Services: £3,621 p.a. (reviewed 1st June each year)

Ground Rent: £250 p.a.

Tenure: Leasehold - 125 years from 1st January 2002

Guide Price: £675,000

Ascot

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