



46 Liddell Way, Ascot, SL5 9UX  
£199,950

 **HORLER**



## 46 Liddell Way, Ascot, SL5 9UX

\*\*\*RECENTLY EXTENDED LEASE \*\*\* \*\*\*NO ONWARD CHAIN\*\*\*

Offered to the market is a spacious one bedroom ground floor, located just a stones throw away from the heart of Ascot town centre. The property offers a spacious double bedroom, open plan kitchen/ living room, integrated storage unit to which can be used as an office, off street communal parking and offered with NO ONWARD CHAIN.



**Entrance:**

Enter through a communal front door which leads you to the properties private door and access into:

materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*

**Hallway:**

As you enter the property into the hallway will be the first door on the right gives you access to the main storage unit within the household. Moving along to the first door on the left will be the bedroom, second door on the right is the bathroom and the second door on the left is the living room.

**Livingroom:**

Walking through to the living room you will find a front access box bay window, side access window and then the entrance on the right to the kitchen with a back access window.

**kitchen:**

In the Kitchen you will find a lovely amount of storage space with cupboards and another walk in storage cupboard, integrated gas hob, fan assisted oven and grill with overhead extractor fan, hot and cold mixer tap with a stainless steal sink along with a right hand space for a washing machine to be fitted and mid level power sockets.

**Bathroom:**

entering the bathroom there is a chrome four tiered towel rail to the left, frosted glass window, toilet and basin with hot and cold chrome taps, a lovely deep bath tub fitted with an electric shower and bath screen.

**Bedroom One:**

coming into the bedroom you will find a low level power sockets, wall mounted radiator and a large window with top and left hatches to open.

**Storage Unit:**

With power and lighting.

**General Information:**

Lease Remaining: Approx. 187 years remaining

Service Charge: Approx. £65 PCM

Ground Rent: Approx. £10 Per year

**Legal Note:**

\*\*Although these particulars are thought to be



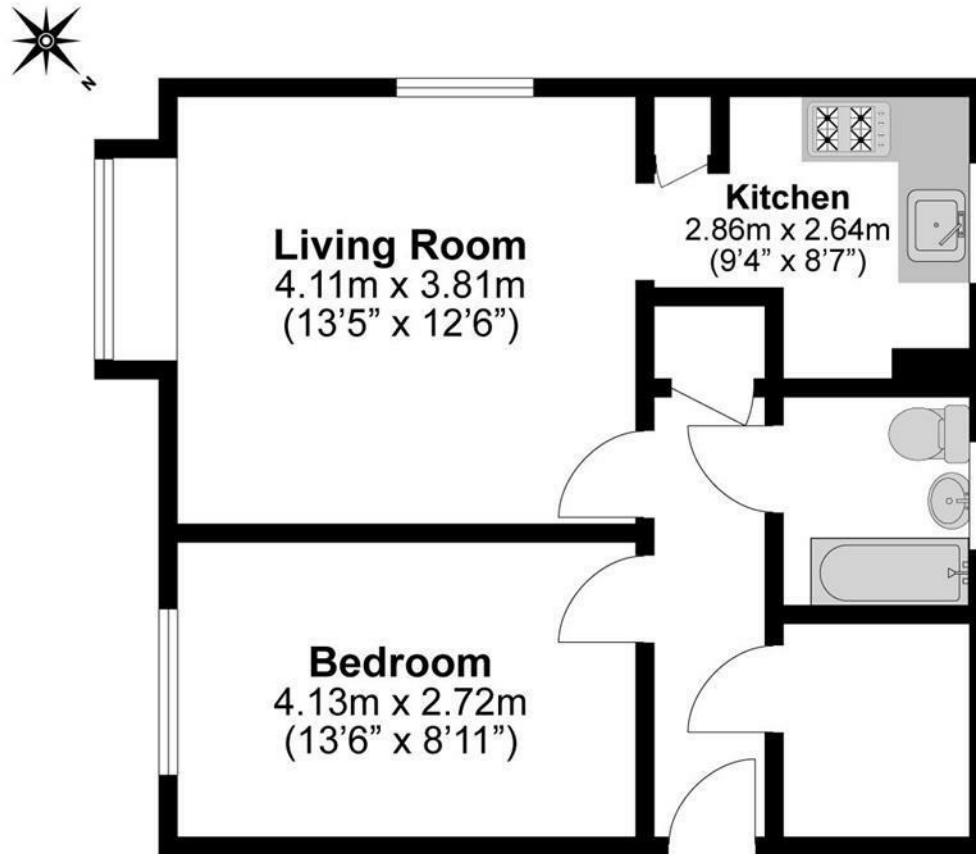




**Total Approximate Floor Area**

538 Square feet

50 Square metres



**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**