



**Blackmoor Wood
Ascot
Berkshire
SL5 8EN**

Offers in Excess of £285,000

bettermove

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Ascot

Bettermove are pleased to welcome to the market this charming two bedroom first floor maisonette in North Ascot.

The property is leasehold with 98 years remaining on the lease. There is no service charge payable and the ground rent is £15 every six months. The council tax band is C.

The interior of this well-presented property comprises a spacious living/dining room, separate fitted kitchen, two bedrooms and a family bathroom. The exterior boasts a private garden with patio seating area, perfect for enjoying the summer months. There is a garage in a nearby block providing off road parking.

Situated in the sought after area of North Ascot, the property is close to a number of amenities including supermarkets, shops, restaurants and bars as well as Heatherwood Hospital. Transport connections can be found from Ascot and Martins Heron rail stations, the A322 and M3.

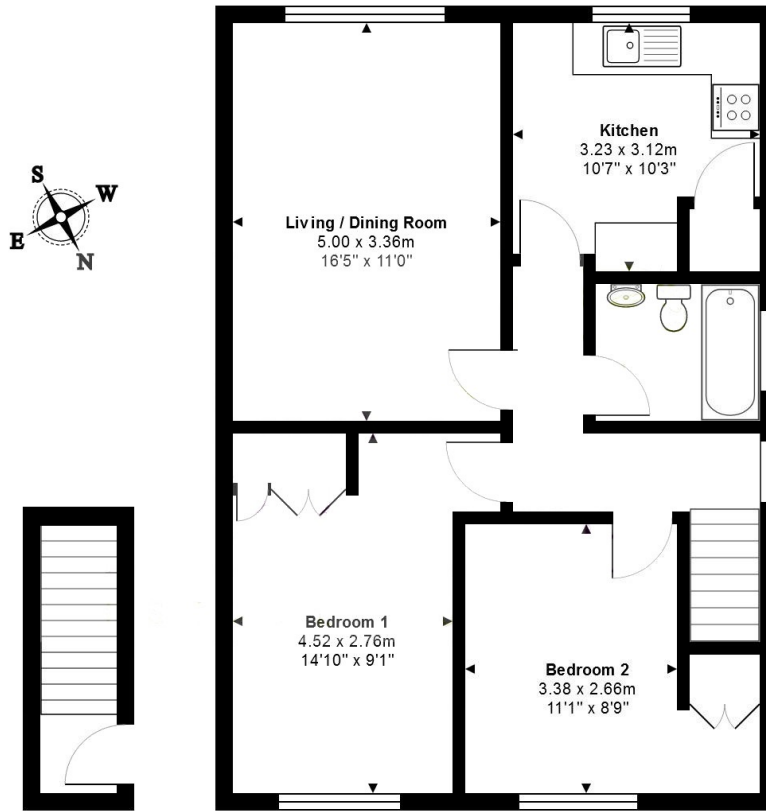
This exiting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.


The exclusivity fee is returned to you upon successful completion of the property.





Total Area: 67.3 m² ... 725 ft²

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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