



110

**Orchard Wood, 9 Hermitage Drive**  
Guide Price £495,000

**OSBORNE HEATH**



This first floor apartment has a reception with living and dining space, separate kitchen, three bedrooms and a balcony.

Outside there is residents parking, a garage and communal gardens.

Orchardwood is a small development at the end of Hermitage Drive, a cul-de-sac opposite Ascot Racecourse. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

# Orchard Wood

Ascot

- Three Bedrooms
- Balcony
- First Floor
- Garage
- Parking
- Communal Gardens
- Cul-De-Sac
- No Onward Chain

Council Tax band: E

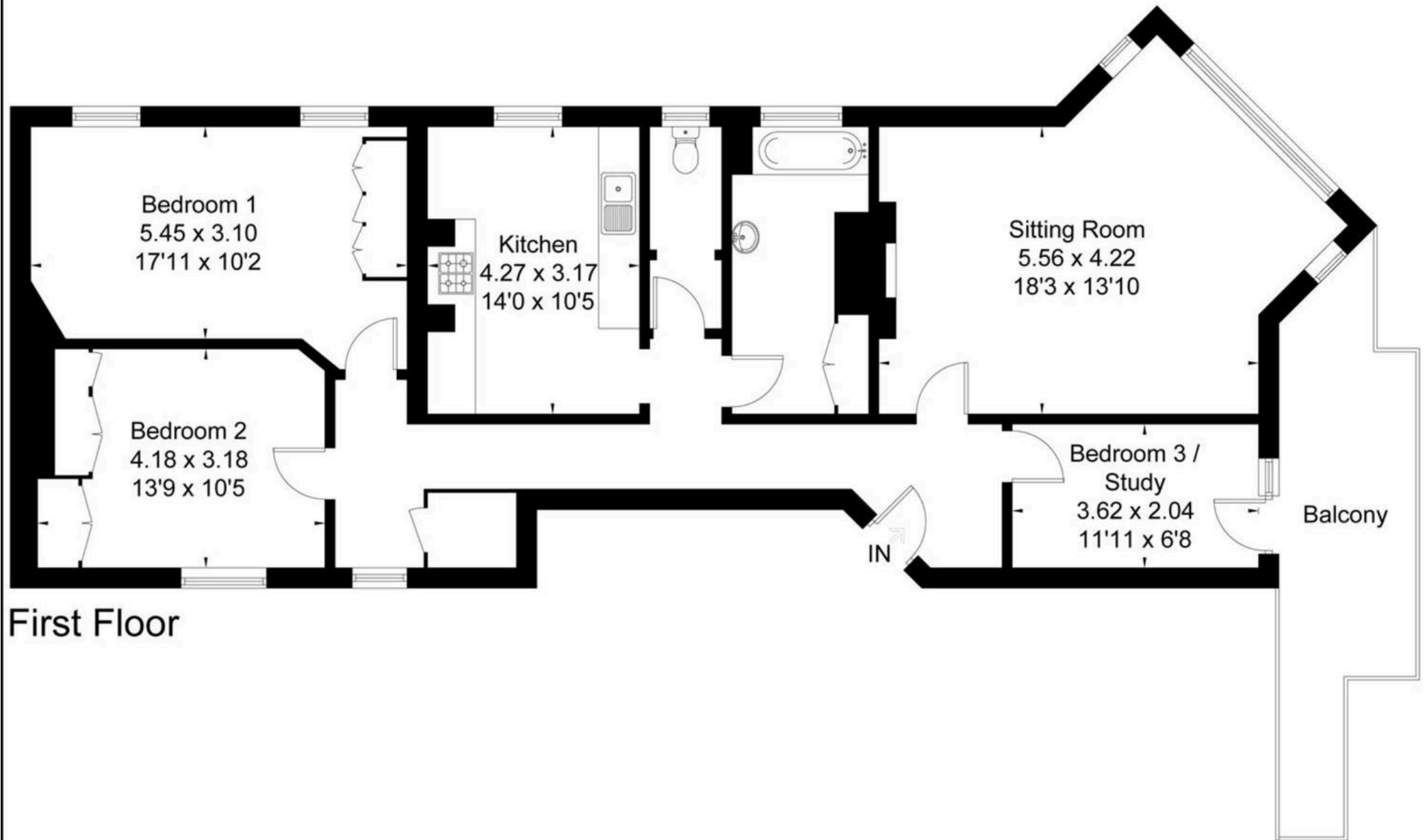
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Area = 112.6 sq m / 1212 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor