



BRECKENRIDGE LETTINGS

St Marys Hill, Ascot, SL5



A five bedroom spacious family home in a most sought after location. Within walking distance to Sunninghill village Shops, Restaurants, Library, Train Station and Ascot Race Course. Walking distance to St Mary's School, Charters School, St Francis School. A short distance to LVS, Papplewick School and Marist School and for TASIS and ACS are also in a reasonable distance.

Available - Immediately

£4990 Per Calendar Month

Unfurnished



BRECKENRIDGE LETTINGS

- Spacious Family Home
- Five Bedrooms
- Five Reception Rooms
- Four Bathrooms
- Beautiful Gardens
- Sought after Location





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-109 A</p> <p>91-91 B</p> <p>80-80 C</p> <p>66-66 D</p> <p>50-54 E</p> <p>31-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 69 → 77 | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

All viewings are strictly by appointment or by e-mail.

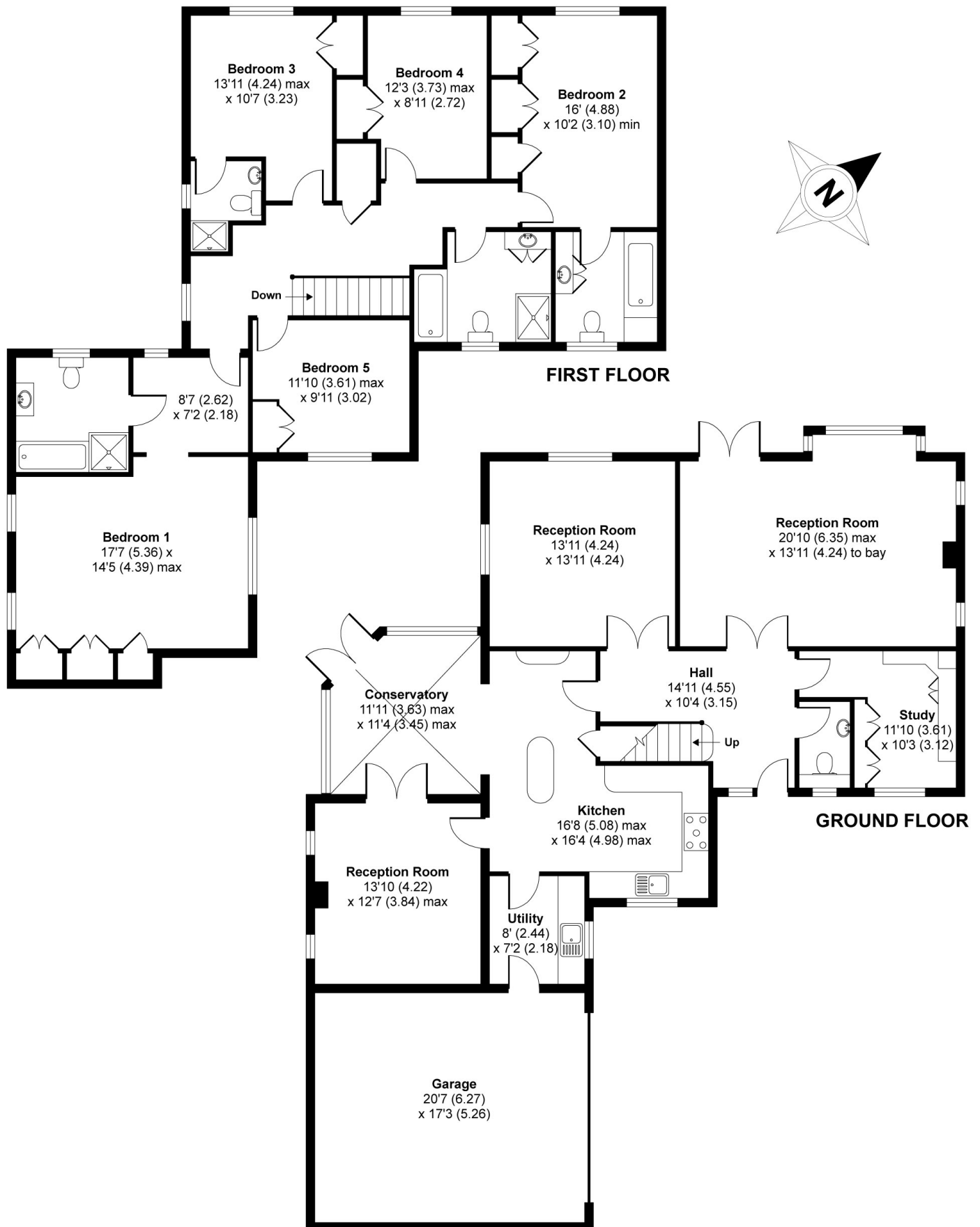
Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: contact.us@breckenridge-lettings.co.uk

Hollybank House, St. Marys Hill, Ascot, SL5

APPROX. GROSS INTERNAL FLOOR AREA 3140 SQ FT 291.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.