



Ascot Park, Blythewood Lane, Ascot

- Beautifully presented 2-bedroom park home for over 50s
- Private garden ideal for relaxing or entertaining
- Prime position on the site offering maximum privacy
- Spacious living area with two well-proportioned bedrooms
- Off-road parking for convenience and ease of access
- Low pitch fee of £229 per calendar month

Guide Price £165,000

Tenure: Freehold



Ascot Park, Blythewood

Lane Ascot

DESCRIPTION

A beautifully presented 2-bedroom park home exclusively for the over 50s, ideally located within a highly sought-after Royal Ascot. This home offers a spacious living area and two well-proportioned bedrooms, creating a comfortable and inviting space for everyday living. Outside, there is a private garden perfect for relaxing or entertaining, along with the convenience of private off-road parking. The property is very well positioned on the site, offering maximum privacy.

Ideally situated near attractions such as Virginia Water and Savill Gardens, with a selection of well-regarded country pubs and dining options close by. The pitch fee is £229 per calendar month, making this an excellent opportunity for low-maintenance, comfortable living in a prestigious location. Early viewings recommended.



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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