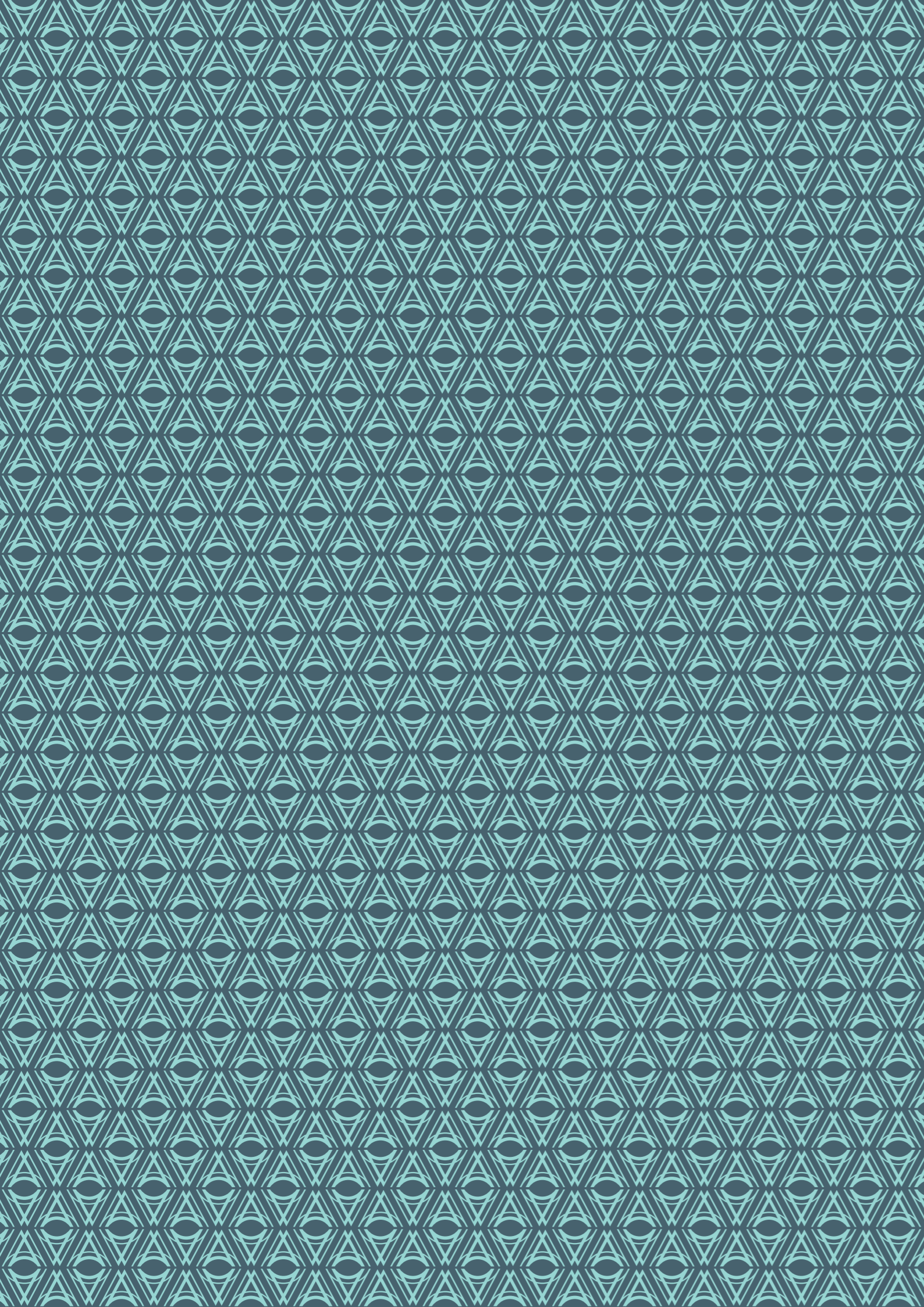




ASCOT HOUSE

WOKINGHAM



A COLLECTION OF STYLISH
ONE BEDROOM APARTMENTS,
PERFECTLY PLACED FOR
WOKINGHAM'S VIBRANT
SOCIAL SCENE AND
WELL-CONNECTED STATION



A FRESH NEW ADDRESS
FOR WOKINGHAM

ASCOT HOUSE





LIVE THE GOOD LIFE IN WOKINGHAM

Take the short walk from Ascot House into town and you'll soon see why Wokingham has been voted one of the top 10 places to live in the UK for quality of life, and was this year named as the healthiest place to live in England.

Living in Wokingham offers everything you need for a more enriching lifestyle. Close to Ascot House you'll find a great range of independent shops and high-quality chains, restaurants, cafés and bars, a gym and the smart Everyman cinema, plus the greenery of Elm's Field park.

Opposite the apartments, Wokingham's new flagship Carnival Hub leisure centre and cultural venue is taking shape, while the town's well-connected train station is within a 10-minute walk.





Be in the heart of Wokingham's vibrant scene.
Enjoy fantastic connections further afield.

TRAIN

CAR

<p>6 MINS BRACKNELL</p> <p>↓</p> <p>9 MINS READING</p> <p>↓</p> <p>28 MINS EGHAM</p> <p>↓</p> <p>45 MINS LONDON PADDINGTON</p> <p>↓</p> <p>49 MINS LONDON RICHMOND</p>	<p>1 MIN WOKINGHAM STATION</p> <p>↓</p> <p>8 MINS CALIFORNIA COUNTRY PARK</p> <p>↓</p> <p>11 MINS M4 MOTORWAY</p> <p>↓</p> <p>14 MINS LEXICON SHOPPING CENTRE</p> <p>↓</p> <p>23 MINS THE ORACLE SHOPPING CENTRE</p>
---	---

SPECIFICATION

KITCHEN

Zola soft matt kitchen cabinets in UF graphite, indigo blue or light grey

Quartz worktops

Bosch appliances

Cascata chrome tap

Blanco SUPRA 400-U sink

LED lights under the kitchen wall units

BATH / SHOWER ROOMS

Vitra Sento – soft close toilet seat and cover

Lusso Senza wall hung rimless cistern flush plate*

Lusso Stone Ethos resin wall hung basin

Lusso Stone monobloc mixer tap*

EliteHeat towel warmer*

N&C Padua acrylic white bath

Majestic demi-framed Alessi bespoke bath screen (to bathroom)

N&C Nordic slate rectangular shower tray (to shower room)

Kudos - glass shower screen* (to shower room)

* Available in black, brushed gold or brushed stainless

DOORS, FLOORING, SKIRTS, ARCS, SWITCHES & SOCKETS

Vicaima Laddor internal doors in satin white

Satin stainless Athena Lever on round rose handles

Vicaima Essential Naturdor front door in marina grey

White bevelled edge MDF and architrave

Brushed stainless sockets & switches

Amtico Luvanto flooring in pearl oak to kitchen & living areas

Pure onyx matt grey floor and wall tiles to bathroom

Silver bedroom carpets

GENERAL

ICW Warranty

Sky

HIK Vision system with KH8 series indoor station

Built in ceiling speakers to Kitchen/Living areas

Smart home technology

Heatstore Dynamic intelipanel plus heaters

Parking



CHOOSE THE FINISH THAT SUITS YOU

Residents at Ascot House have the opportunity of selecting from a range of finishes for kitchen and bathroom fittings.

For more information contact your sales advisor.



Fitted kitchen – blue / white finish



Fitted kitchen – graphite / light grey finish



Fitted kitchen – light grey / light grey finish



Bathroom fixings – brushed stainless finish



Bathroom fixings – black finish



Bathroom fixings – brushed gold finish

ASCOT HOUSE

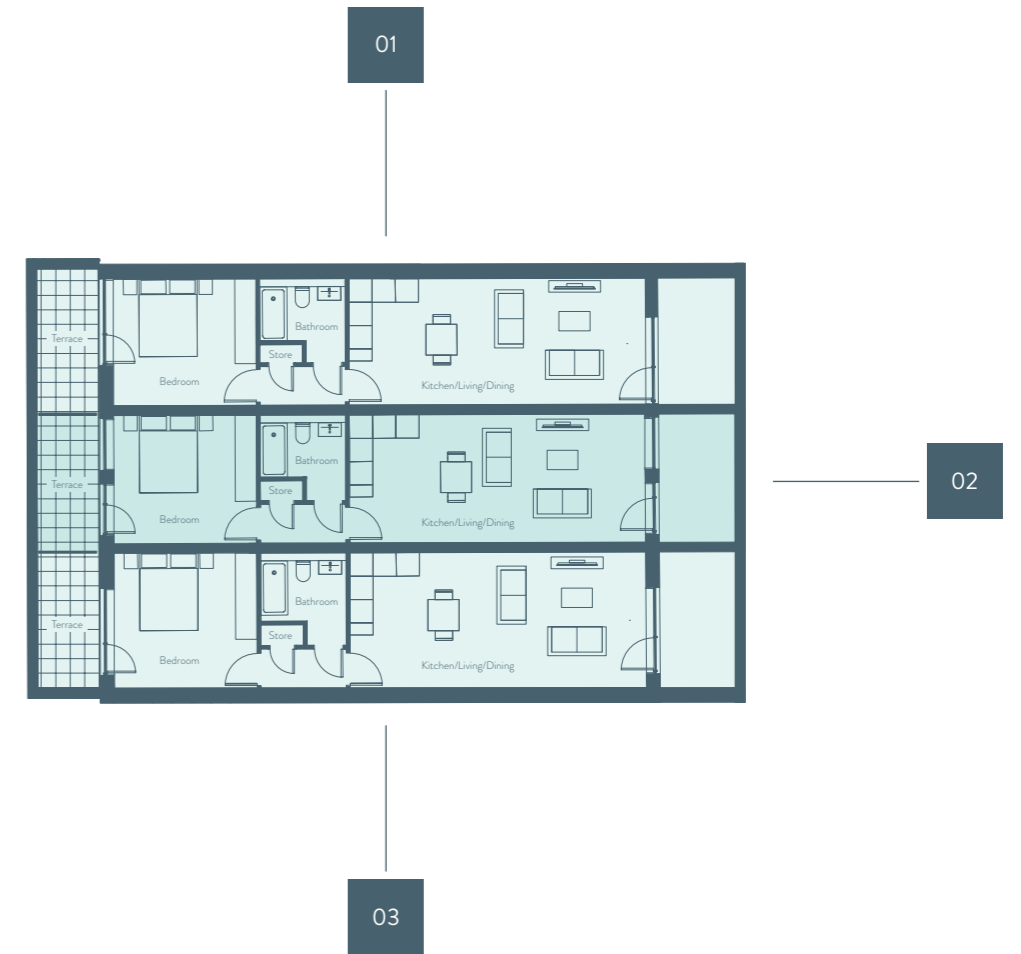
ASCOT HOUSE

SITE PLAN



LOWER GROUND FLOOR

Apartments 01 - 03



APARTMENT 01

Kitchen/Living/Dining
7.63m x 3.17m 25'0" x 10'5"

Bedroom
3.68m x 3.17m 12'1" x 10'5"

Terrace
5.7m² 61 sqft

APARTMENT 02

Kitchen/Living/Dining
7.63m x 3.17m 25'0" x 10'5"

Bedroom
3.68m x 3.17m 12'1" x 10'5"

Terrace
5.4m² 58 sqft

APARTMENT 03

Kitchen/Living/Dining
7.63m x 3.17m 25'0" x 10'5"

Bedroom
3.68m x 3.17m 12'1" x 10'5"

Terrace
5.6m² 60 sqft

ASCOT HOUSE

ASCOT HOUSE

GROUND FLOOR

Apartments 04 - 17



ASCOT HOUSE

ASCOT HOUSE



APARTMENT 04

Kitchen/Living/Dining	3.87m x 3.73m	12'8" x 12'3"
Bedroom	2.97m x 2.84m	9'9" x 9'4"

APARTMENT 09

Kitchen/Living/Dining	4.20m x 3.57m	13'9" x 11'9"
Bedroom	3.85m x 3.75m	12'8" x 12'4"

APARTMENT 14

Kitchen/Living/Dining	6.28m x 5.88m	20'7" x 19'3"
Bedroom	3.59m x 2.65m	11'9" x 8'8"

APARTMENT 05

Kitchen/Living/Dining	7.21m x 2.93m	23'8" x 9'7"
Bedroom	4.01m x 2.55m	13'2" x 8'4"

APARTMENT 10

Kitchen/Living/Dining	5.02m x 3.28m	16'6" x 10'9"
Bedroom	3.92m x 3.54m	12'10" x 11'7"

APARTMENT 15

Kitchen/Living/Dining	5.36m x 4.41m	17'7" x 14'6"
Bedroom	3.68m x 2.56m	12'1" x 8'5"

APARTMENT 06

Kitchen/Living/Dining	5.55m x 3.66m	18'3" x 12'0"
Bedroom	6.07m x 2.80m	19'11" x 9'2"

APARTMENT 11

Kitchen/Living/Dining	6.36m x 3.78m	20'10" x 12'5"
Bedroom	4.00m x 3.47m	13'2" x 11'5"

APARTMENT 16

Kitchen/Living/Dining	5.36m x 3.85m	17'7" x 12'8"
Bedroom	4.28m x 2.56m	14'1" x 8'5"

APARTMENT 07

Kitchen/Living/Dining	6.28m x 5.60m	20'7" x 18'5"
Bedroom	4.88m x 2.66m	16'0" x 8'9"

APARTMENT 12

Kitchen/Living/Dining	4.80m x 4.05m	15'9" x 13'3"
Bedroom	2.94m x 2.67m	9'8" x 8'9"

APARTMENT 17

Kitchen/Living/Dining	5.81m x 5.42m	19'1" x 17'9"
Bedroom	3.61m x 3.49m	11'10" x 11'5"

APARTMENT 08

Kitchen/Living/Dining	7.31m x 2.46m	23'12" x 8'1"
Bedroom	5.61m x 2.65m	18'5" x 8'8"

FIRST FLOOR

Apartments 18 - 25



ASCOT HOUSE

ASCOT HOUSE

APARTMENT 18

Kitchen/Living/Dining
7.69m x 5.10m 25'3" x 16'9"

Bedroom
2.89m x 2.55m 9'6" x 8'4"

APARTMENT 22

Kitchen/Living/Dining
5.91m x 3.85m 19'5" x 12'8"

Bedroom
4.26m x 3.16m 14'0" x 10'4"

APARTMENT 19

Kitchen/Living/Dining
7.52m x 4.20m 24'8" x 13'9"

Bedroom
3.75m x 3.06m 12'4" x 10'1"

APARTMENT 23

Kitchen/Living/Dining
6.49m x 3.40m 21'4" x 11'2"

Bedroom
3.42m x 3.35m 11'3" x 11'0"

Balcony
13m² 139sqft

APARTMENT 20

Kitchen/Living/Dining
5.97m x 4.93m 19'7" x 16'2"

Bedroom
4.20m x 2.50m 13'9" x 8'2"

APARTMENT 24

Kitchen/Living/Dining
5.61m x 3.50m 18'5" x 11'6"

Bedroom
3.64m x 2.65m 11'11" x 8'8"

Balcony
12.3m² 132sqft

APARTMENT 21

Kitchen/Living/Dining
4.53m x 4.17m 14'10" x 13'8"

Bedroom
4.50m x 2.54m 14'9" x 8'4"

APARTMENT 25

Kitchen/Living/Dining
4.74m x 3.99m 15'7" x 13'1"

Bedroom
2.93m x 2.91m 9'7" x 9'7"



ASCOT HOUSE

Finchampstead Road
Wokingham
RG40 2NW

ascot-house.co.uk

SALES ENQUIRIES

01992 940 955
herts@lanesexclusivehomes.co.uk



2 Market Street | Hertford | SG14 1BD

IMPORTANT NOTICE: Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.
Designed by Fresh Lemon

