



# BRECKENRIDGE LETTINGS

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**Victoria Road, South Ascot, SL5**



A delightful Victorian cottage that has been beautifully refurbished throughout. It benefits from its own garage and parking and is within easy reach of Ascot station and High Street. Short Term let also available.

Available - Immediately

**£2850 Per Calendar Month**

**Fully Furnished**





# BRECKENRIDGE LETTINGS

- Short Term Lets Available
- Three Bedrooms
- Lounge
- Eat in Kitchen/Dining Room
- Private Garden
- Garage and Parking





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (90-100)	
B (81-91)	85	B (81-91)	
C (69-80)		C (69-80)	
D (55-68)	65	D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		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](mailto:contact.us@breckenridge-lettings.co.uk)

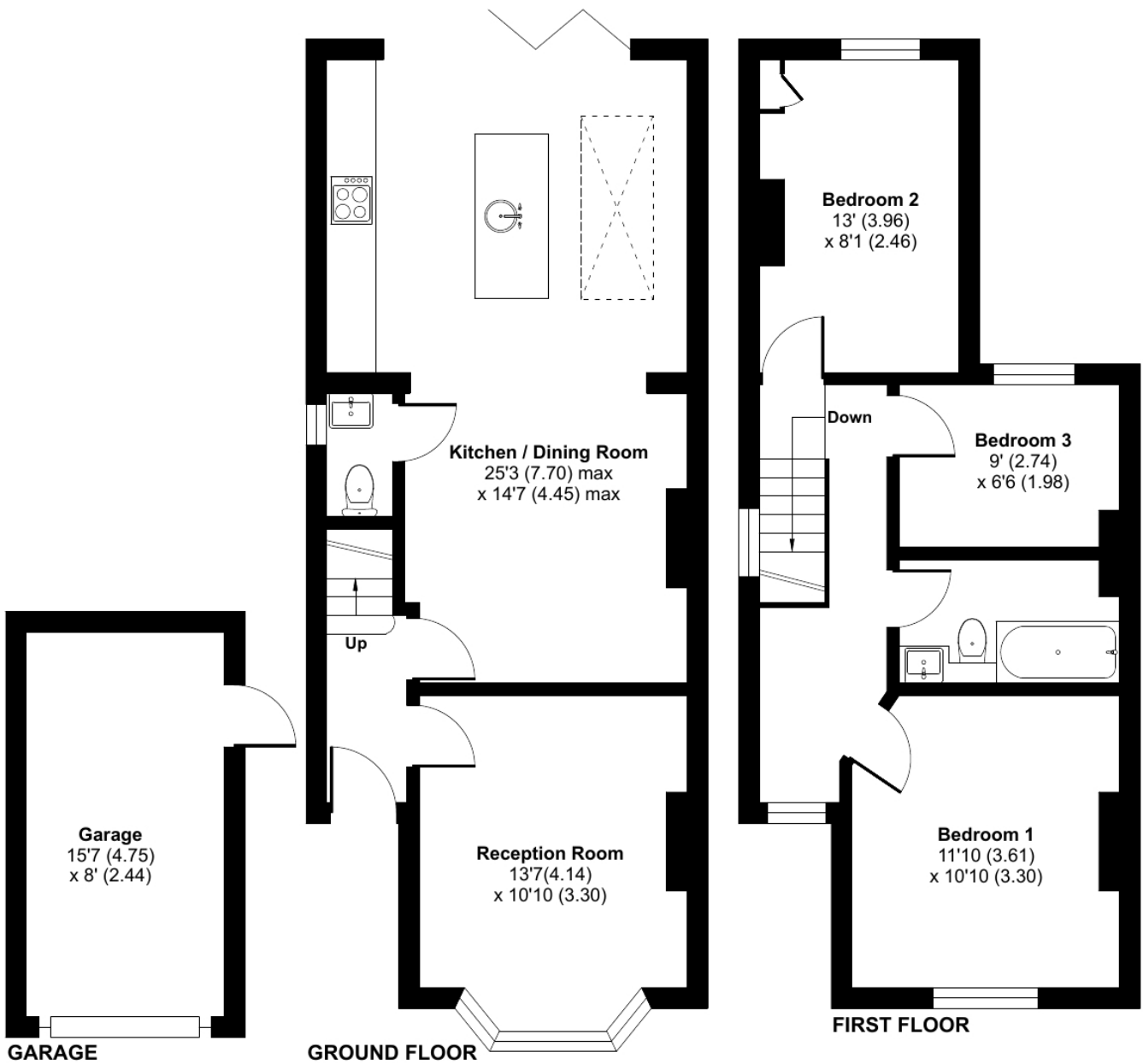
# Victoria Road, Ascot, SL5

Approximate Area = 964 sq ft / 89.5 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1089 sq ft / 101.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Breckenridge Lettings Ltd. REF: 1048660