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# Wellington Lodge, *Winkfield*

OSBORNE HEATH

**A two bedroom, two bathroom first floor apartment with a large balcony located in Wellington Lodge. This is a sought-after gated development with extensive communal grounds, a tennis court and a resident's gym.**

The apartment has its own front door that leads into an entrance hall with stairs up to the first floor.

The first floor accommodation comprises a good size sitting room with doors out on to a twenty-five foot long balcony which overlooks the communal grounds, kitchen, principal bedroom with en suite shower room and second double bedroom with a refitted en suite bathroom, which can also be accessed from the hallway.

Wellington Lodge is a gated development with residents facilities including communal lawned gardens, woodland, tennis court, gym and visitor parking. This apartment also has two allocated parking spaces.

North Street is situated in the village of Winkfield, between Windsor and Ascot. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Royal Berkshire Polo Club, Wentworth Club, Windsor Castle and Windsor Great Park. Winkfield is also convenient for the M3, M4, M25 and Heathrow Airport and the area also has a selection of well-regarded state, private and international schools.

EPC rating D. Council tax band E.

Share of Freehold, remaining lease 102 years. Ground Rent and Service Charge £2220.62pa.





**APPROXIMATE FLOOR AREA**  
Apartment - 77.58 sq m - 835 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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