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# Osborne Road, *Windsor*

OSBORNE HEATH



# A refurbished two bedroom, two bathroom lower ground floor apartment set within this attractive period property, with an allocated parking space and share of the freehold.

Access to the apartment is to the side of the building with a few steps down to a communal front door serving two apartments on the lower ground floor.

The accommodation comprises an open-plan living room and kitchen with south facing bay window and a newly fitted kitchen with appliances. The principal bedroom has wardrobes and a fully tiled en suite bathroom, there is a smaller second bedroom and a stylish shower room.

Outside, there is an allocated parking space.

Osborne Road is within walking distance of Windsor Town centre. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse & Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Nearby schools include Upton House, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating D. Council tax band C.

Share of freehold, remaining lease 178 years. Ground Rent £0pa. Service Charge £2400pa

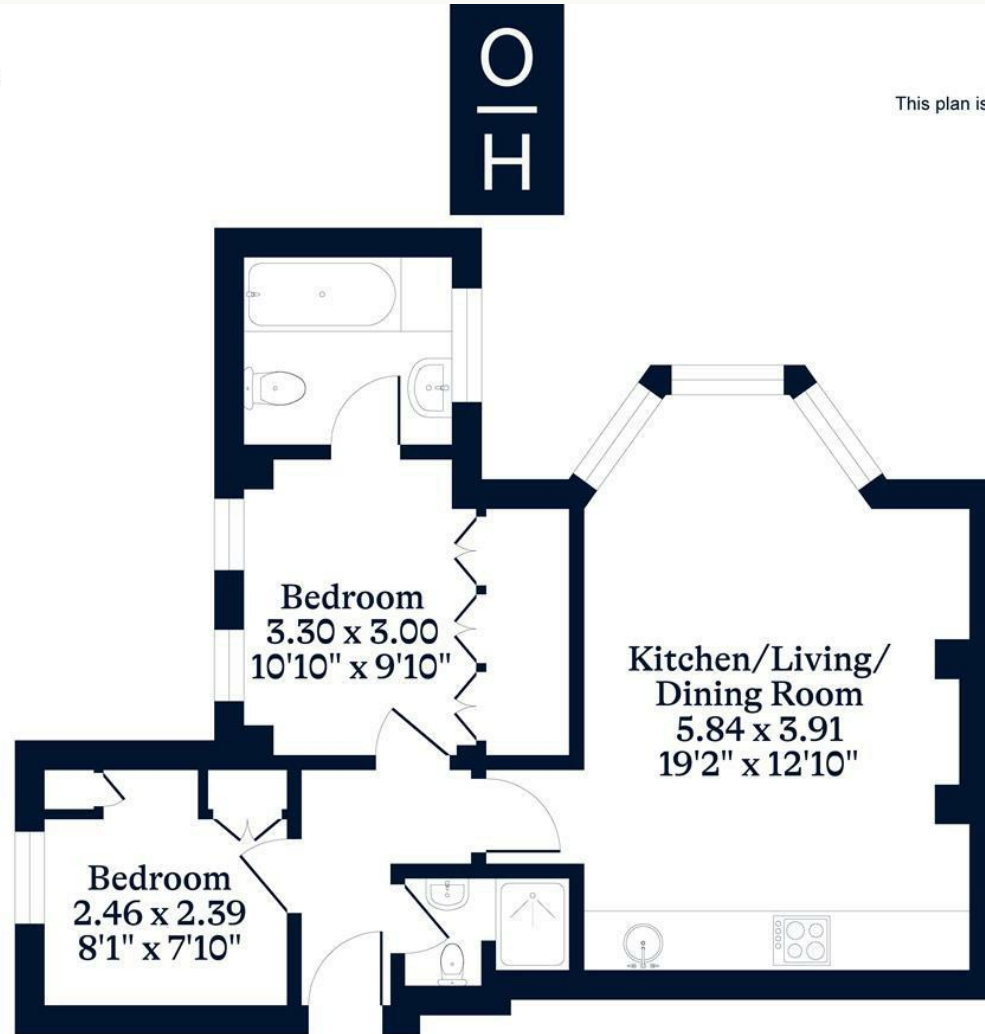






**APPROXIMATE FLOOR AREA**  
House - 47.40 sq m - 516 sq ft  
(Gross Internal Area)

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



### Ground Floor

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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