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Clarendon Court, *Windsor*

OSBORNE HEATH

An improved one bedroom ground floor apartment close to the town centre with a re-fitted bathroom, contemporary kitchen and allocated parking.

Located on the ground floor, the apartment comprises a living and dining room, contemporary kitchen with high gloss units, double bedroom and a re-fitted bathroom.

Outside, the development is accessed via electric gates and there is an allocated parking space, plus ample visitor parking and well-kept communal gardens.

Clarendon Court is situated on Clarendon Road, within walking distance of Windsor town centre. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band C. Leasehold 102 years remaining. Ground Rent £250 pa. Service Charge £1200 pa.





APPROXIMATE FLOOR AREA
Apartment - 52.79 sq m - 568 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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