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# Queens Gate, *Windsor*

OSBORNE HEATH

# A contemporary one bedroom ground floor apartment close to local amenities, with open-plan living, allocated parking and no onward chain.

The apartment is located on the ground floor of this 2020 built development, with secure entry phone access.

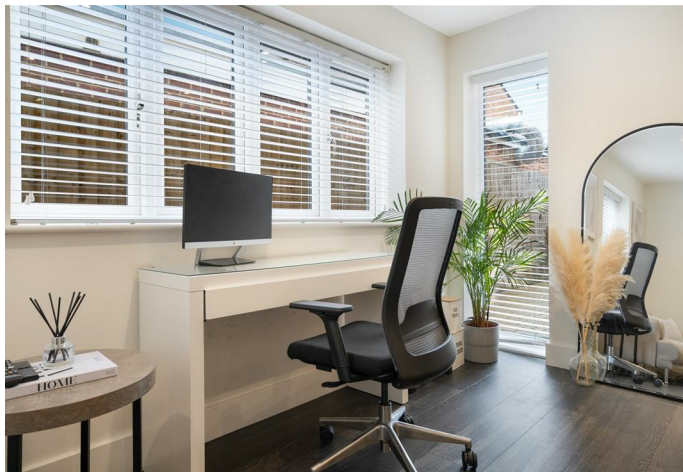
The apartment comprises a hallway with storage, triple aspect open-plan living room and kitchen with appliances and breakfast bar, plus a contemporary bathroom.

Outside, there is allocated parking to the front of the property.

The property is situated to the west of Windsor, close to shopping facilities including Tesco and Aldi, with additional facilities in 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, and there is bus stop close by including the GoToGate bus service to Heathrow Terminal 5. Windsor is also convenient for the M4 and M25.

EPC rating B. Council Tax band C. Lease Remaining 995 Years. Service Charge £1632 pa. Ground Rent 250 pa.

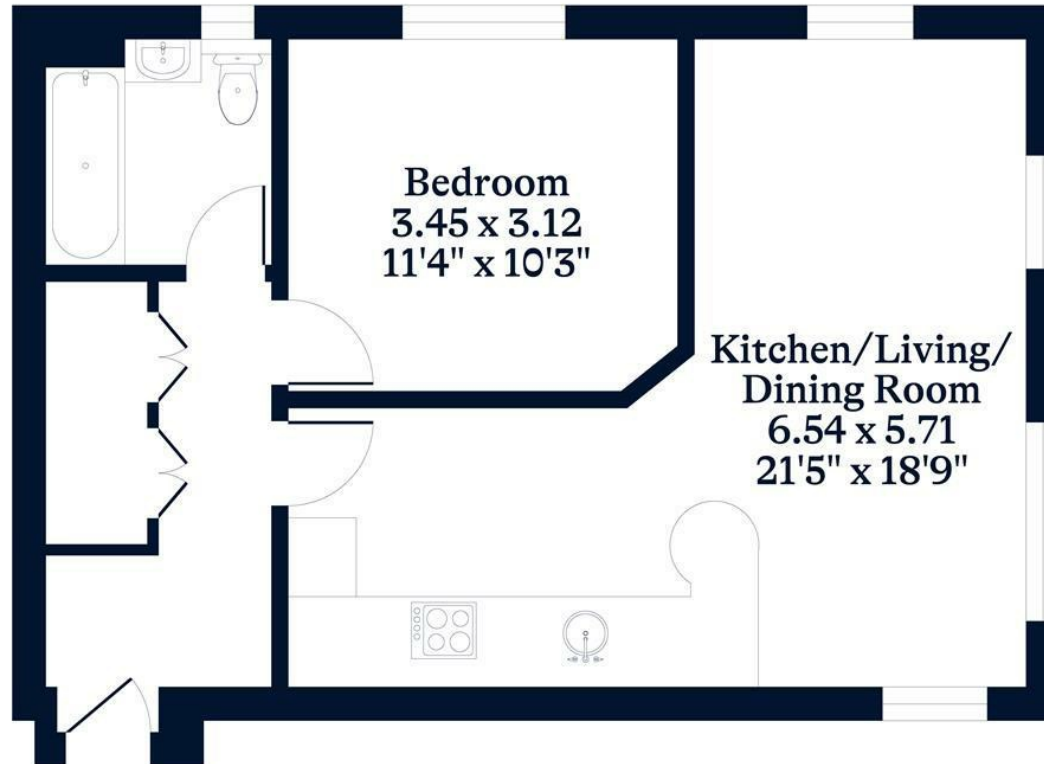




**APPROXIMATE FLOOR AREA**  
Apartment - 50.24 sq m - 541 sq ft  
(Gross Internal Area)



**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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