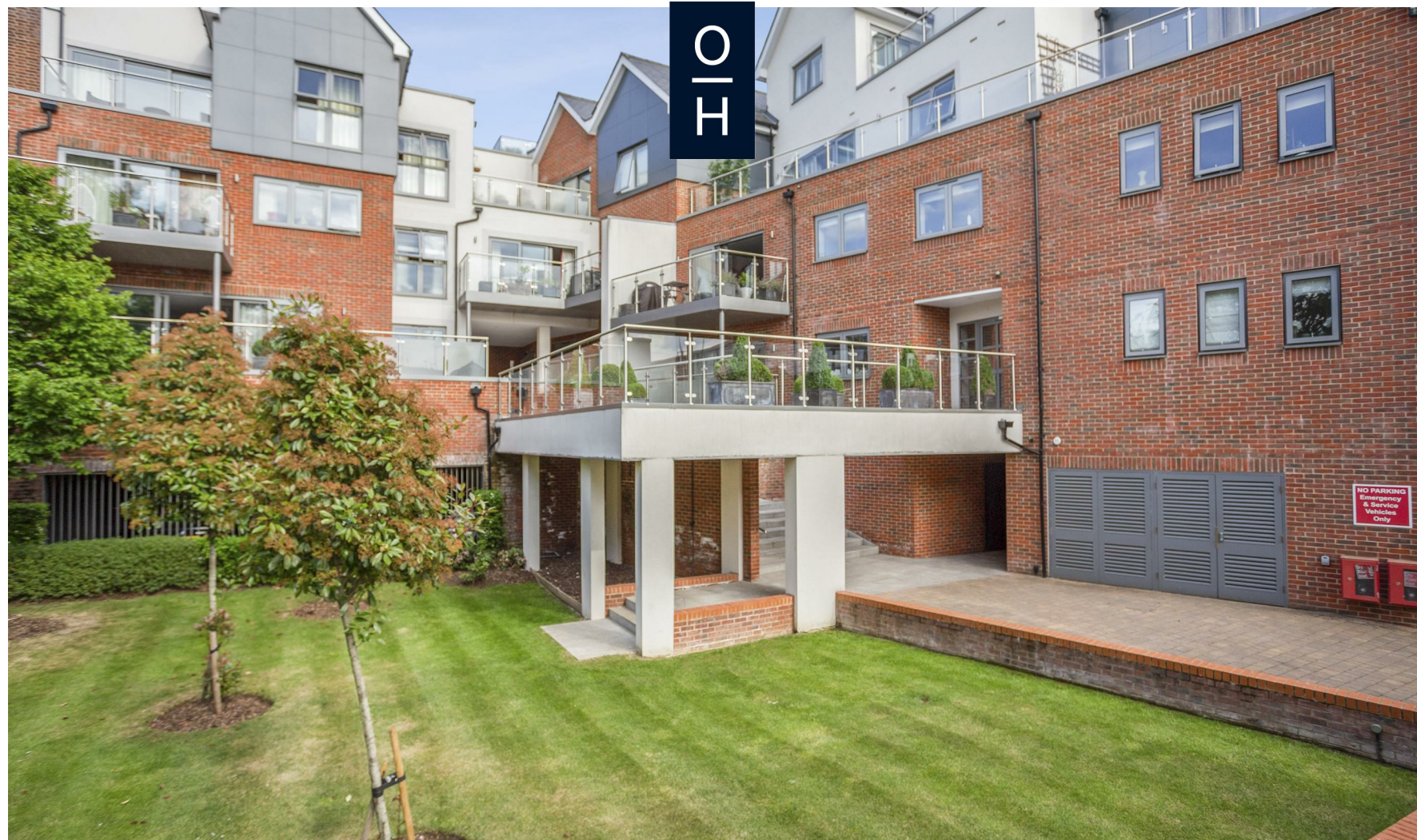


 2  2  2



# Bridgewater Lodge, *Windsor*

OSBORNE HEATH

## A modern two double bedroom, two bathroom apartment in a gated development with a balcony, underground parking and no onward chain.

This modern first floor apartment has two double bedrooms, two bathrooms and an open-plan kitchen, living and dining area with access to the balcony with views overlooking Windsor.

Bridgewater Lodge is a gated development built in 2017 by Shanley Homes and is accessed from Bridgewater Terrace. This property has one underground parking space and a sizable store room.

Bridgewater Lodge is in the private and gated development at the end of Bridgewater Terrace. Local schools include Windsor Girls School, Clewer Green, Hilltop, Oakfield, St Edward's and Windsor Boys. Windsor has a wide range of shops and restaurants as well as Windsor Castle, Windsor Great Park, Windsor 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, M40, M3 and Heathrow Airport.

EPC rating B. Council Tax band E. 111 year Lease. Service Charge £5,000 pa. Ground Rent £1,000 pa.





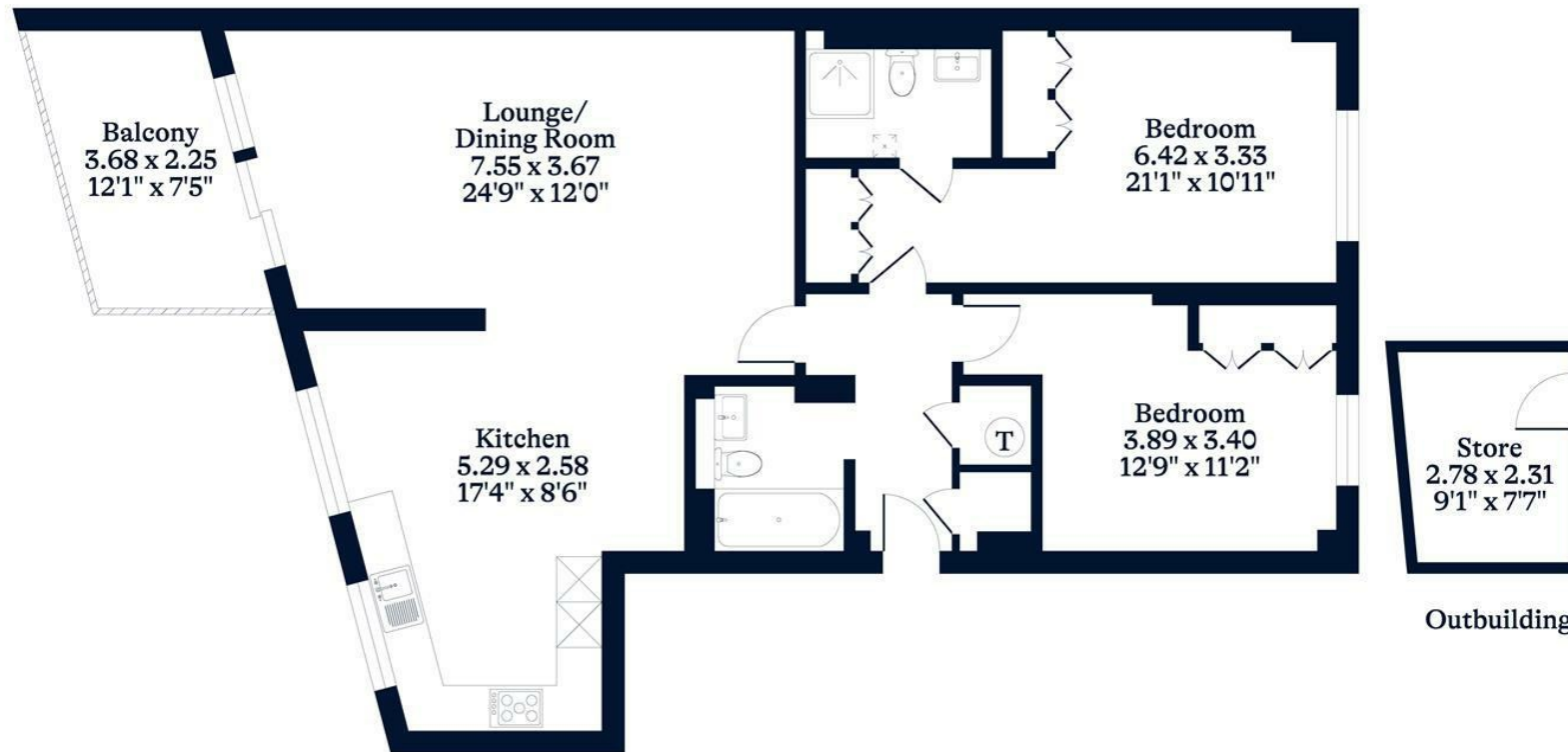
#### APPROXIMATE FLOOR AREA

Apartment - 103.20 sq m - 1111 sq ft  
Outbuilding - 6.10 sq m - 66 sq ft  
Total - 109.30 sq m - 1177 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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