

 2  1  1



Clarence Court, *Windsor*

OSBORNE HEATH

A two bedroom apartment close to Windsor town centre, with residents parking and a share of freehold.

This top floor apartment has an open-plan kitchen and living room with a breakfast bar, two bedrooms, modern bathroom plus storage in the hall and in the loft.

Outside, the development has a secure entry system, monitored residents parking and well-kept communal gardens.

Clarence Court is situated off Clarence 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. Share of Freehold with underlying lease of 152 years. Ground Rent £0 pa. Service Charge £1,256.25 pa.

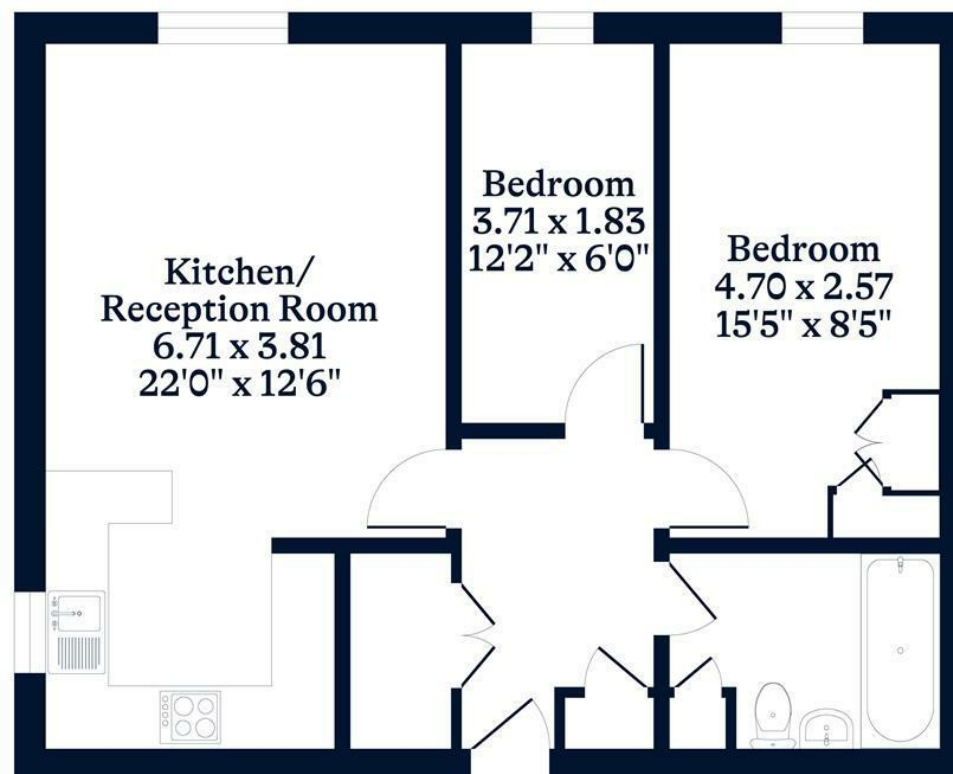




APPROXIMATE FLOOR AREA
House - 57.20 sq m - 616 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



First 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.

OSBORNEHEATH.CO.UK