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# Pavilions, *Windsor*

OSBORNE HEATH

## A two double bedroom, two bathroom modern apartment with gated parking close to Windsor town centre.

The owner of this first floor apartment has redecorated, re-carpeted plus changed the lighting and boiler.

The property has an open-plan kitchen with living and dining spaces plus a Juliet balcony, two en suite bedrooms, guest WC and an airing cupboard.

The development has a secure entry system, gated allocated plus visitor parking, and a lift service.

Pavilions is situated on 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 B. Council Tax band E. Leasehold 133 years remaining. Ground Rent £250 pa. Service Charge approximately £2,750 pa.

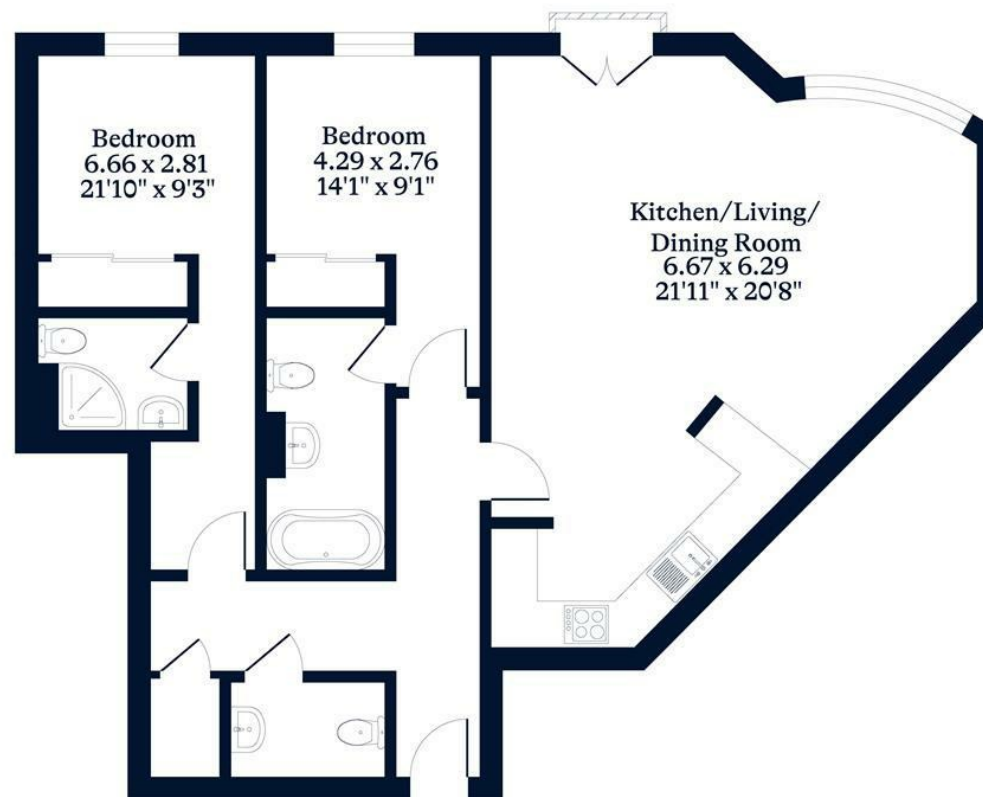




**APPROXIMATE FLOOR AREA**  
Apartment - 84.34 sq m - 908 sq ft  
(Gross Internal Area)



**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.

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