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# Fountain Gardens, *Windsor*

OSBORNE HEATH

## A two double bedroom split-level maisonette with a south facing balcony and garage in a cul-de-sac close to The Long Walk.

On the first floor there is a kitchen with dining space and a living room with dining area and a secluded south facing balcony.

The second floor has two double bedrooms with built-in wardrobes, a bathroom and access to the loft. The main bedroom and kitchen have great views over The Long Walk.

Outside there is residents parking, a garage and communal gardens.

Fountain Gardens is a residential cul-de-sac close to local shops and The Long Walk. Windsor also has Windsor Castle, The 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 D. Council Tax band E. Leasehold with 143 years remaining. Service Charge and Ground Rent £872 pa.



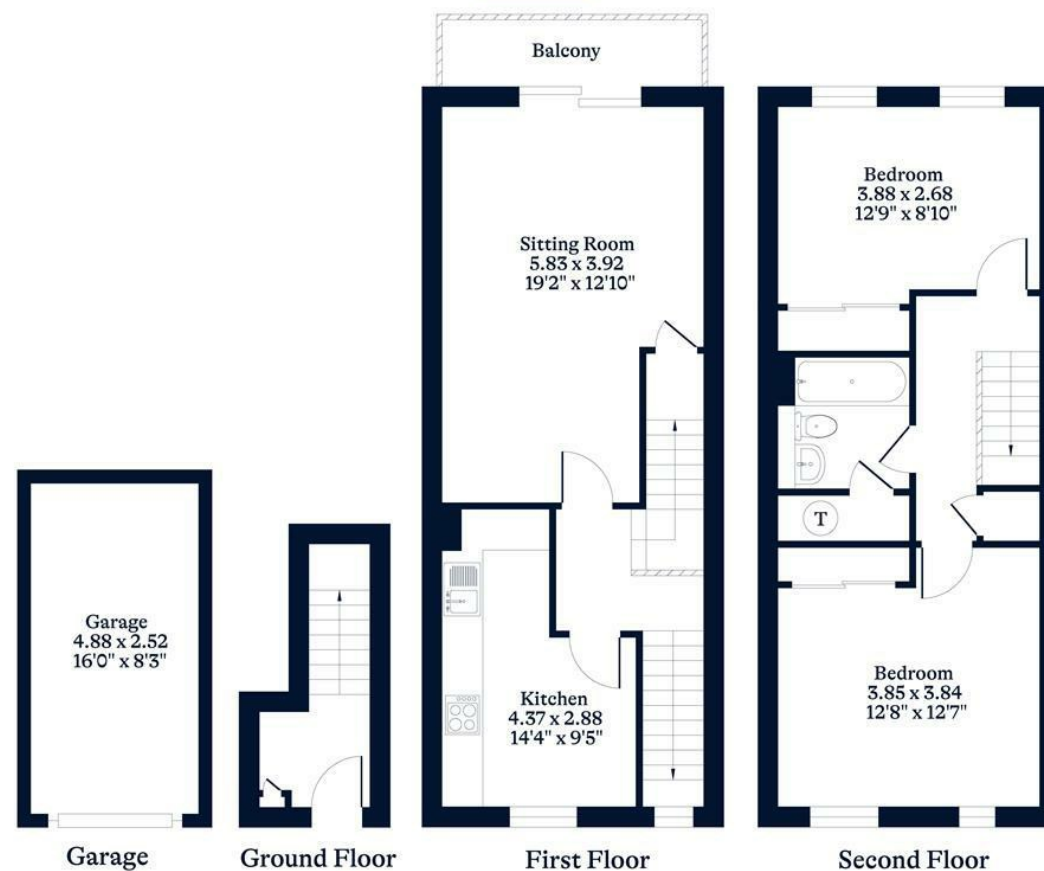


#### APPROXIMATE FLOOR AREA

House - 86.50 sq m - 931 sq ft  
Garage - 12.20 sq m - 131 sq ft  
Total - 98.70 sq m - 1062 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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