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# Bolton Road, *Windsor*

OSBORNE HEATH



## A two bedroom, period conversion, ground floor apartment with a private south facing garden, driveway and freehold.

This ground floor apartment has its own private entrance, open-plan kitchen, living and dining area with study space, two bedrooms and a wet room.

Outside there is a private south facing garden, shed and driveway parking. An extra parking permit can be purchased from Royal Borough of Windsor and Maidenhead.

This period conversion is on the corner of Bolton Road and Bourne Avenue. 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. Nearby schools include Eton, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band C. This apartment owns the freehold to the entire building (included this apartment and one apartment upstairs).









**APPROXIMATE FLOOR AREA**  
Apartment - 54.00 sq m - 580 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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