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# Wellington Lodge, *Winkfield*

OSBORNE HEATH

**An improved two bedroom first floor apartment within this impressive gated development. The property has the benefit of access to a large balcony, extensive communal grounds with tennis court and a resident's gym.**

The apartment is accessed via a secure communal entrance door with a lift and stairs up to the first floor.

The accommodation comprises a good size sitting room with doors out on to a large balcony, renovated kitchen, principal bedroom with a refitted en suite shower room, second double bedroom and a refitted bathroom.

Wellington Lodge is a gated development with residents facilities including communal lawned gardens, woodland, tennis court, gym and visitor parking. This apartment also has two allocated parking spaces.

North Street is situated in the village of Winkfield, between Windsor and Ascot. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Royal Berkshire Polo Club, Wentworth Club, Windsor Castle and Windsor Great Park. Winkfield is also convenient for the M3, M4, M25 and Heathrow Airport and the area also has a selection of well-regarded state, private and international schools.

EPC rating B. Council Tax band E. Share of Freehold with underlying lease 102 years. Ground Rent and Service Charge £2,387.20pa.

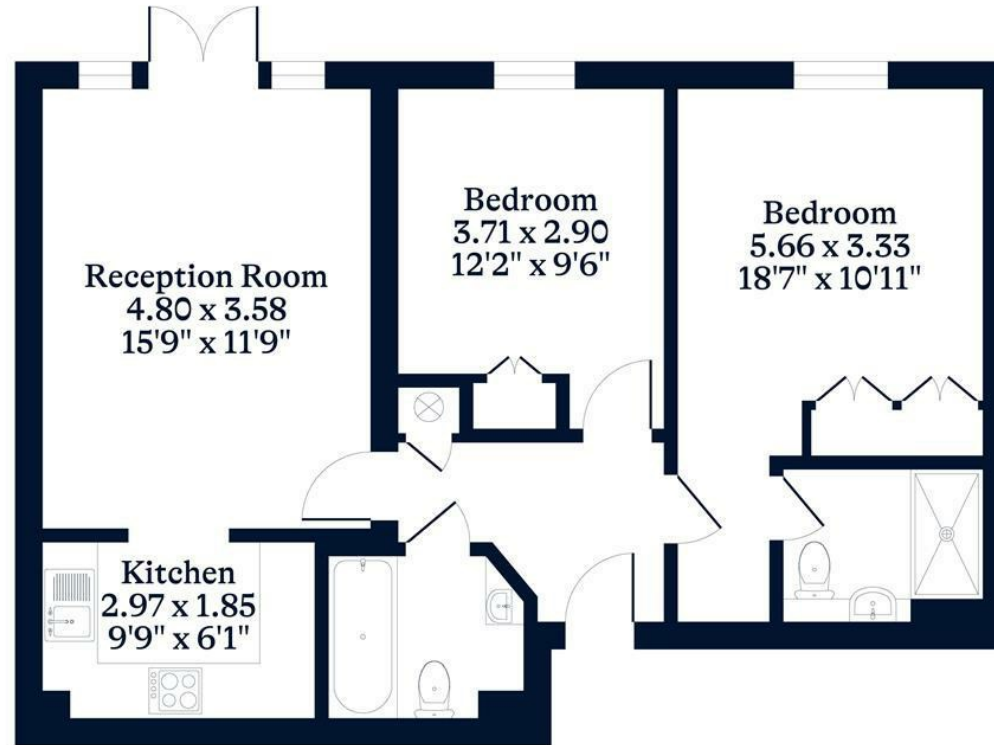




**APPROXIMATE FLOOR AREA**  
Apartment - 64.90 sq m - 699 sq ft  
(Gross Internal Area)



**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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