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# Nightingale House, *Windsor*

OSBORNE HEATH

# A well-presented two double bedroom, two bathroom penthouse apartment close to Windsor Great Park, with a balcony and two parking spaces.

Nightingale House is accessed via a secure entry phone into a smart hallway with stairs and a lift to the second floor.

The apartment has an entrance hall with a storage cupboard, open-plan kitchen, living and dining room with doors out to a balcony overlooking the communal garden, two double bedrooms, an ensuite shower room and an additional bathroom.

Outside, there are two allocated parking spaces and access to the rear of the building, where there is a lawned communal garden.

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, giving easy access to London Paddington (via Slough - Elizabeth line) and London Waterloo. Local schools include Braywood, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Eton, and Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band D. Share of Freehold with underlying lease 988 years. Ground Rent and Service Charge £3500 pa.





**APPROXIMATE FLOOR AREA**  
Apartment - 80.43 sq m - 864 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**Second 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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