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Dene House, *Windsor*

OSBORNE HEATH

A large two bedroom, two bathroom first floor apartment situated close to The Long Walk and Windsor town centre, with a large living room and gated parking.

The apartment has secure access from the main entrance via a number of steps or the gated car park with lift access.

The apartment comprises of an entrance hall with storage, a good size living room, kitchen, principal bedroom with a fitted wardrobe and an en suite shower room, second double bedroom with a fitted wardrobe, and a bathroom.

Outside, there are well-maintained communal gardens and secure electric gates which provide access to the residents parking area, where the apartment has one allocated space.

Dene House is situated on Frances Road, approximately 0.5 miles from 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 - Elizabeth line) 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 B. Council Tax band D. Leasehold - The lease is in the process of being extended to 125 years. Ground rent £0pa and service charge £2400pa.





APPROXIMATE FLOOR AREA
House - 82.00 sq m - 883 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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