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# Queens Gate, *Windsor*

OSBORNE HEATH

# A contemporary one bedroom penthouse apartment situated close to local amenities with a superb open-plan living room, balcony and allocated parking.

The apartment is located on the top floor of this 2020 built development, with secure entry phone access.

The apartment comprises a hallway with storage, open-plan living room and kitchen with appliances, breakfast bar and doors out to a balcony, plus a contemporary bathroom.

Outside, there is allocated parking to the front of the property.

The property is situated to the west of Windsor, close to shopping facilities including Tesco and Aldi, with additional facilities in 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) and London Waterloo, and there is bus stop close by including the GoToGate bus service to Heathrow Terminal 5. Windsor is also convenient for the M4 and M25.

EPC rating B. Council Tax band C. Lease Remaining 995 Years. Service Charge £1632 pa. Ground Rent £250 pa.





**APPROXIMATE FLOOR AREA**  
Apartment - 53.34 sq m - 574 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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