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Chiltern Court, *Windsor*

OSBORNE HEATH

A well presented top floor maisonette in a gated development with two double bedrooms, contemporary kitchen and bathroom, garage plus parking and share of freehold.

The property has its own front door, that leads into an entrance hall, with useful storage.

The apartment comprises a living room with views of parkland, a modern kitchen, two double bedrooms, study/office and a contemporary bathroom.

Outside, the development is gated, has a communal garden and residents parking. This particular property owns a single garage.

Chiltern Court is situated just off Clarence Road, within walking distance of 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. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D. Share of Freehold with underlying lease of 988 years. Ground Rent and Service Charge £1,376 pa.







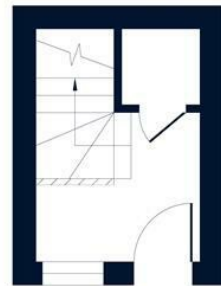
APPROXIMATE FLOOR AREA
House - 76.80 sq m - 826 sq ft
Garage - 12.15 sq m - 131 sq ft
Total - 88.95 sq m - 957 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only

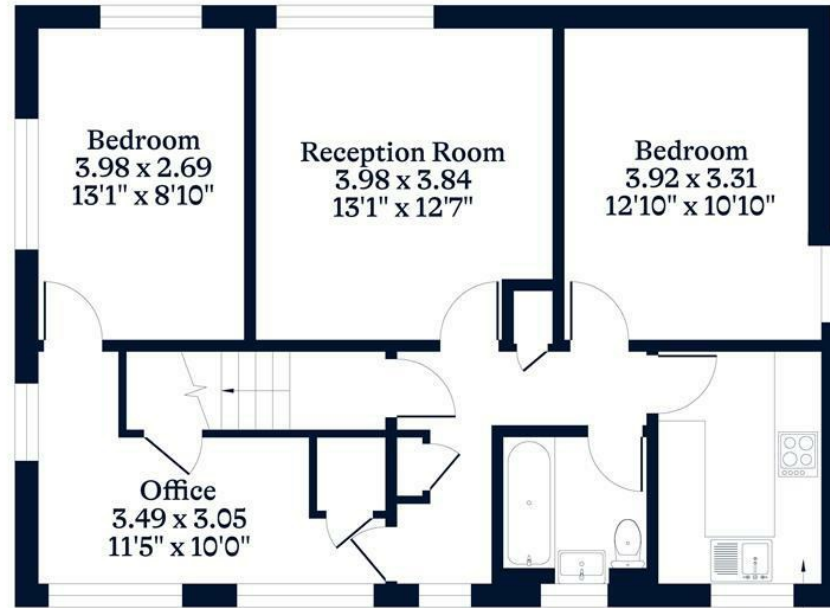


Garage
5.00 x 2.43
16'5" x 8'0"

Garage



Ground Floor



Bedroom
3.98 x 2.69
13'1" x 8'10"

Reception Room
3.98 x 3.84
13'1" x 12'7"

Bedroom
3.92 x 3.31
12'10" x 10'10"

Office
3.49 x 3.05
11'5" x 10'0"

First Floor

Kitchen
2.77 x 2.14
9'1" x 7'0"

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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