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# Mountbatten Square, *Windsor*

OSBORNE HEATH

## A refurbished two bedroom apartment with views over central Windsor, an optional garage and no onward chain.

This top floor apartment has a south facing living room and south facing kitchen and dining area, both with rooftop views over central Windsor. There are also two bedrooms, a modern shower room and storage.

Outside there is residents parking, storage and communal gardens. A garage with an electrically operated door, parking in front of the garage is available at a further cost to be negotiated.

Mountbatten Square is part of the Ward Royal development, originally opened by the late Queen Elizabeth II in 1969. Ward Royal is in Windsor town centre and residents have their own private entrance to Windsor Yards shopping centre. As well as shopping facilities Windsor also has 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, M40, M3 and Heathrow Airport.

EPC rating D. Lease 142 year remaining. Service Charge £603.45pa. Ground Rent £0pa. Council Tax Band C.

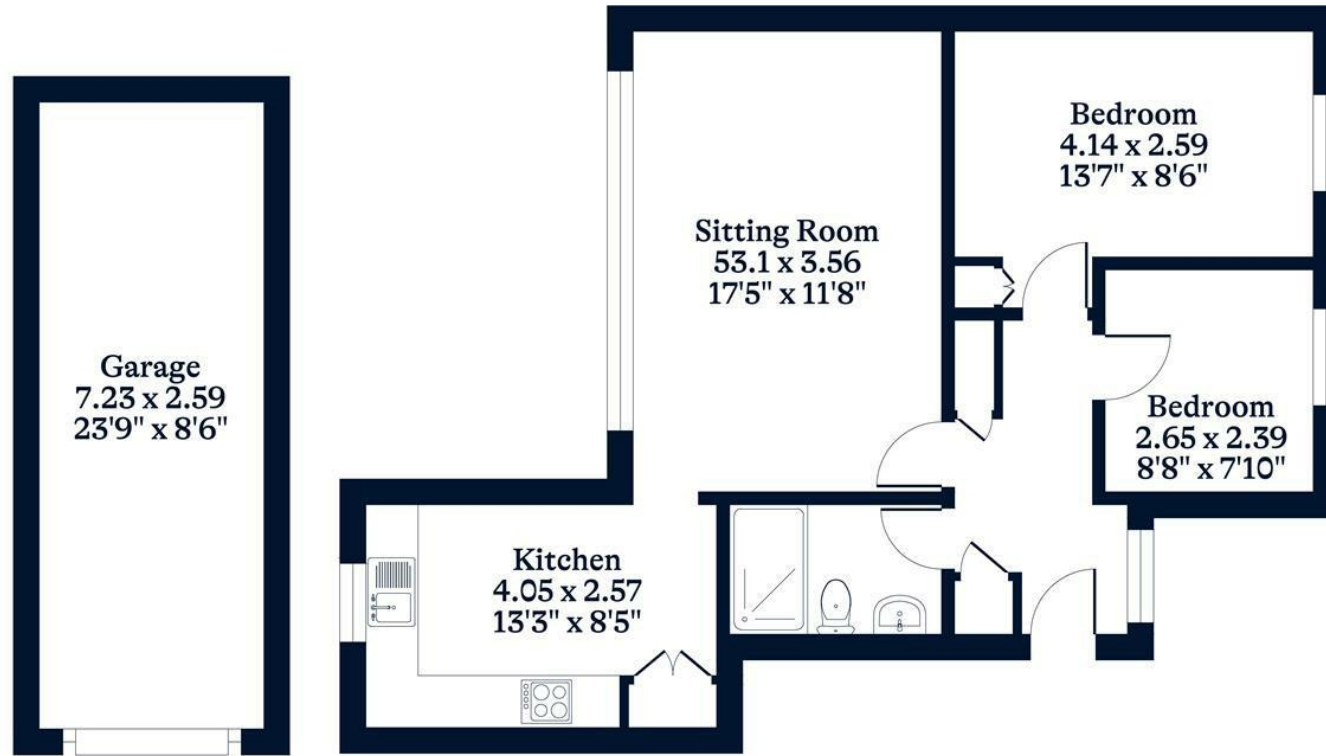




**APPROXIMATE FLOOR AREA**  
House - 60.60 sq m - 652 sq ft  
Garage - 18.72 sq m - 201 sq ft  
Total - 79.32 sq m - 853 sq ft  
(Gross Internal Area)



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



**Garage**

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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