

 2  1  2



# Earls House, *Windsor*

OSBORNE HEATH



## A two bedroom, two bathroom ground floor apartment close to Windsor town centre, with gated parking and no onward chain.

This ground floor apartment has a living room, separate kitchen, principal bedroom with en suite, second bedroom which could also be used as a study, and a bathroom. There is also a large entrance hall, intruder alarm, airing cupboard and storage.

Earls House is in the Chaucer Close development and has a secure entry system, and gated allocated parking.

Chaucer Close is off Osborne Road, close to local shops and The Long Walk. Windsor also has Windsor Castle, The Great Park, Windsor 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 C. Council Tax band E. Remaining lease 971 years.  
Ground Rent £213 pa. Service Charge £1,926 pa.

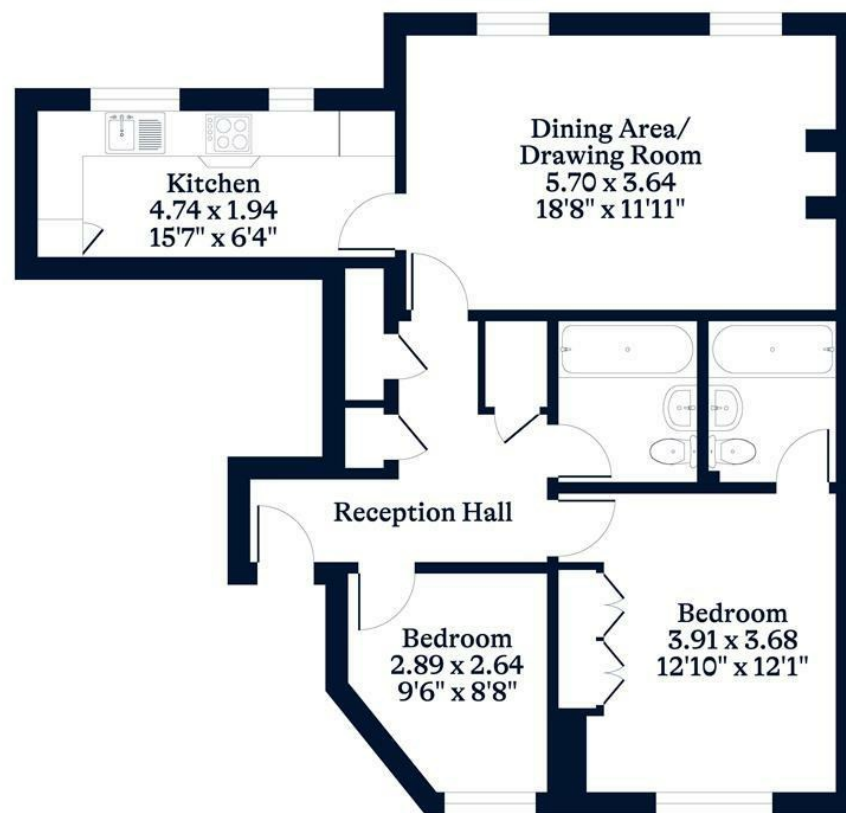






**APPROXIMATE FLOOR AREA**  
Apartment - 73.00 sq m - 787 sq ft  
(Gross Internal Area)

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



**Ground 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.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)