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# Surly Hall Walk, *Windsor*

OSBORNE HEATH



## A refurbished two bedroom maisonette with a large private garden.

This first floor maisonette has its own entrance with stairs leading up to an open-plan kitchen, living and dining area. There are also two bedrooms, one of which is currently used as a study, a modern shower room, underfloor heating throughout and a fully boarded loft.

Outside there is an outbuilding with a utility room, and a long garden with patio, lawn and a large shed.

Surly Hall Walk is a quiet residential road close to local shops. Windsor town centre has a wide range of shops and restaurants as well as Windsor Castle, Windsor Great Park, Windsor Racecourse and Legoland. Train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough - Elizabeth Line) and London Waterloo. The area has a selection of well-regarded schools close by including St Edwards, Clewer Green, Windsor Boys and Windsor Girls.

EPC rating C. Council Tax band B. Leasehold with 90 years remaining. Service Charge and Ground Rent £519.12 pa.







**APPROXIMATE FLOOR AREA**

House - 46.72 sq m - 502 sq ft  
Outbuilding - 3.88 sq m - 42 sq ft  
Total - 50.60 sq m - 544 sq ft  
(Gross Internal Area)



**NOT TO SCALE**

This plan is for illustration purposes only



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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