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# Christian Square, *Windsor*

OSBORNE HEATH



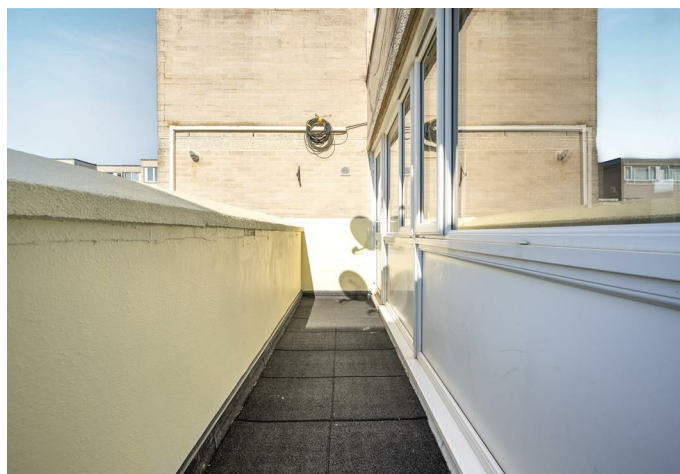
## A redecorated two bedroom apartment in Windsor town centre with a south facing balcony, garage, parking and no onward chain.

This two bedroom apartment has a large living room and south facing balcony with views over the rooftops of Windsor town centre. There is also a kitchen off the living room, storage and a bathroom.

This property comes with two fobs to the residents carpark, a garage with extra parking in-front, storage area and access to a shared drying balcony.

Christian 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 C. Council Tax band C. Leasehold with 172 year remaining. Service Charge and Ground Rent £1,354.58 pa.







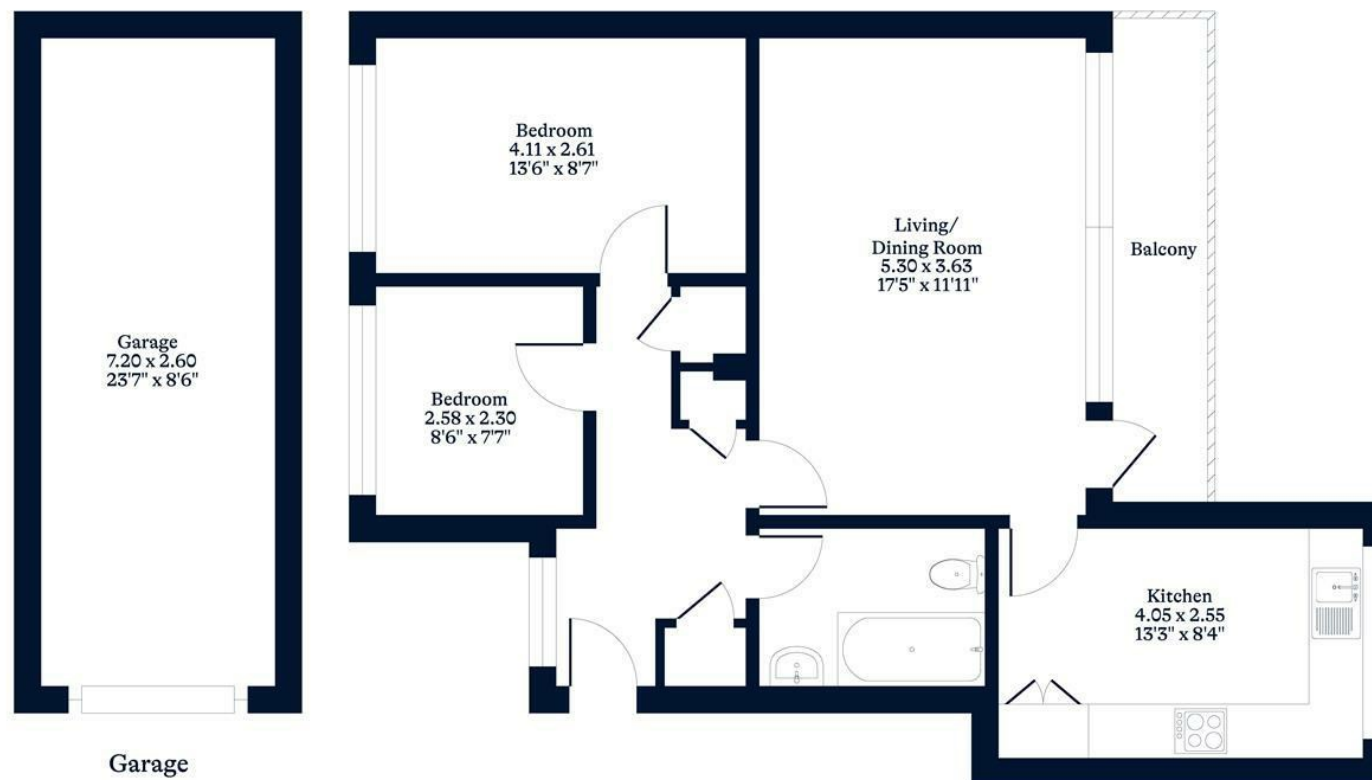
#### APPROXIMATE FLOOR AREA

House - 61.63 sq m - 663 sq ft  
Garage - 18.72 sq m - 202 sq ft  
Total - 80.35 sq m - 865 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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