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# Christian Square, *Windsor*

OSBORNE HEATH



## A three bedroom apartment in Windsor town centre with a garden, garage, parking and no onward chain.

This raised ground floor apartment has a living room with a door out to the terrace, a separate kitchen, three bedrooms, modern bathroom and a separate WC.

Outside there is a private terrace with access to a large garage which has a parking space in front of it. The development also has gated parking and communal gardens.

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 D. Council Tax band C. Lease 171 year remaining.  
Service Charge £1,560 pa. Ground Rent £10 pa.









#### APPROXIMATE FLOOR AREA

House - 73.81 sq m - 794 sq ft  
Garage - 17.13 sq m - 184 sq ft  
Total - 90.94 sq m - 978 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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