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# Aberdeen Lodge, *Windsor*

OSBORNE HEATH

## A two double bedroom apartment with a garage plus parking close to Windsor town centre, and with views towards Windsor Castle.

This well-presented top floor apartment has an open-plan kitchen, living and dining space, two double bedrooms, a modern bathroom, ample storage and access to a loft above.

Outside there is a secure entry system and communal courtyard. This apartment comes with one allocated parking space, a garage and potential to park an additional vehicle in-front of the garage.

Aberdeen Lodge is on Osborne Road, within walking distance of Windsor town centre. Windsor has a wide range of shops and restaurants as well as 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 and Heathrow Airport.

EPC rating C. Council Tax band C. 102 year lease. Ground Rent £250pa. Service Charge £1,100pa. Building Insurance approx. £400-£500pa.





**APPROXIMATE FLOOR AREA**  
Apartment - 60.44 sq m - 651 sq ft  
(Gross Internal Area)

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



## Second 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.

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