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Meryton House, *Windsor*

OSBORNE HEATH

A spacious two double bedroom, two bathroom apartment in a Grade II listed converted manor house, with two allocated parking spaces and no onward chain.

The property has an open entrance hall, L-shaped reception with areas for living, dining and a study, kitchen with breakfast bar and dining space, two double bedrooms with built-in wardrobes, en suite shower room, bathroom and an airing cupboard.

Outside there are two allocated parking spaces, visitor parking and expansive landscaped grounds.

Mertyon House is on Longbourn, part of the gated Imperial Park development in Windsor. Originally built in the 1840's as Clewer Manor, the building was then used as a school and later converted into apartments. Windsor has a wide range of shops and restaurants as well as Windsor Castle, Windsor 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 F. Leasehold with 223 years remaining. Service Charge approximately £4,000 pa. Ground rent £250pa.

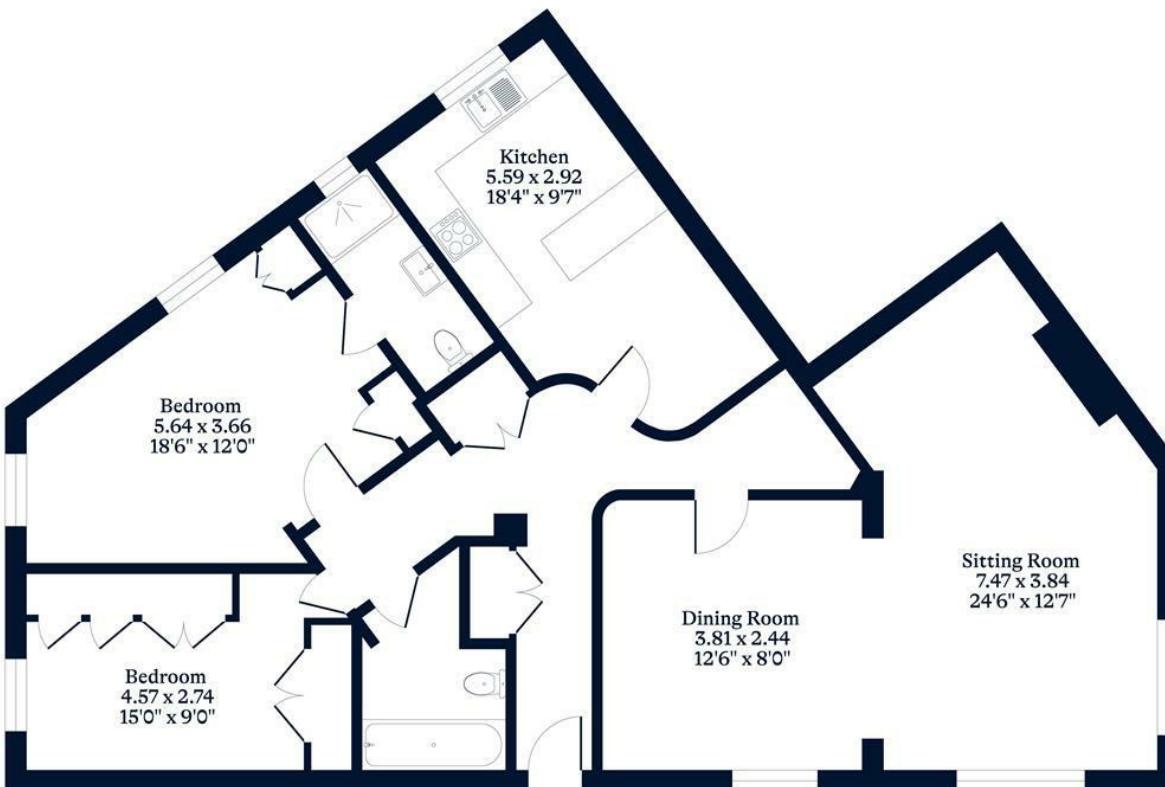




APPROXIMATE FLOOR AREA
Apartment - 113.40 sq m - 1221 sq ft
(Gross Internal Area)

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NOT TO SCALE
This plan is for illustration purposes only



First Floor

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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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