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Meryton House, *Windsor*

OSBORNE HEATH

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

The current owners of this top floor apartment have recently refitted the kitchen, changed both bathrooms, added a new boiler, soundproofed the walls and updated the flooring.

The property has a welcoming 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, an airing cupboard and loft storage.

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

Merton 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 225 years remaining. Service Charge approximately £3,750 pa. Ground Rent £150 pa.

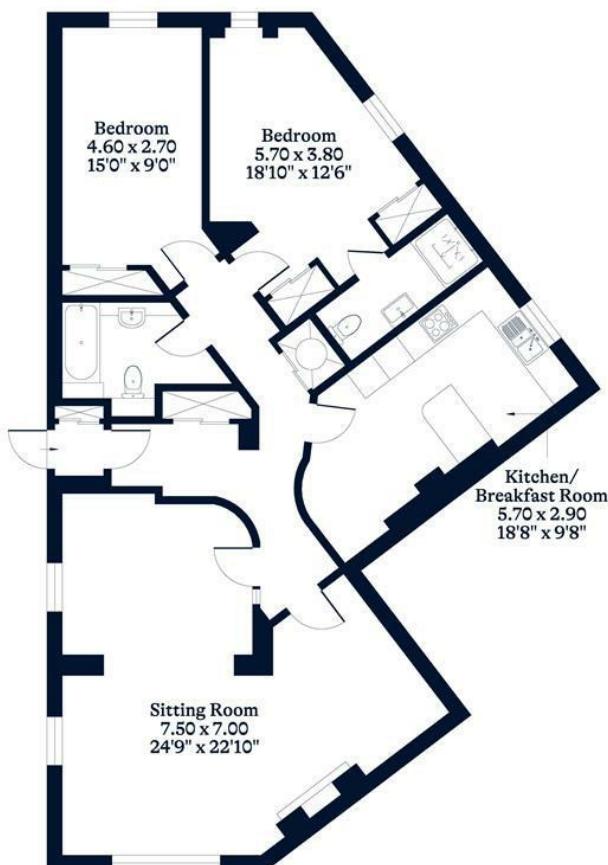




APPROXIMATE FLOOR AREA
Apartment - 113.00 sq m - 1215 sq ft
(Gross Internal Area)

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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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