



## A ground floor apartment in a gated development

**Flat 2, The Winkfield, Lovel Road, Winkfield, Windsor, Berkshire, SL4 2ES**

Share of freehold

**savills**

Entrance hall • Open plan kitchen/sitting/dining room • Principal bedroom with en suite shower room • Further bedroom • Bathroom • 2 parking spaces • Private patio and terrace • Gated development

### Description

2 The Winkfield is one of three apartments situated in a gated development with two allocated parking spaces, CCTV and residents access to adjoining parkland.

The property is located on the ground floor of the development which has an open plan kitchen incorporating fully integrated appliances/ dining/sitting area with bi fold doors leading directly to a private patio perfect for al fresco dining and entertaining, a principal bedroom with en suite shower room, a second bedroom with separate bathroom.

### Situation

2 The Winkfield is situated in a delightful semi-rural location with access to

Windsor and Ascot with rail connections to Paddington and Waterloo.

By road, the M4 is approximately 5 miles. This in turn leads to the M25, Heathrow Airport and M3.

**Services:** The property has mains, gas, electric, water and drainage.

**Fixtures and Fittings:** All items of fixtures and fittings, including carpets, curtains/ blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

**Local Authority:** Bracknell Forest

**Tenure:** Share of freehold

**Viewing:** Strictly by appointment with Savills.





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**Approximate Area** 87.5 sq m / 942 sq ft

**Store** 1.4 sq m / 15 sq ft

**Total** 88.9 sq m / 957 sq ft **Including Limited Use Area** (0.8 sq m / 9 sq ft)

**Frazer Chown**

Savills Sunningdale

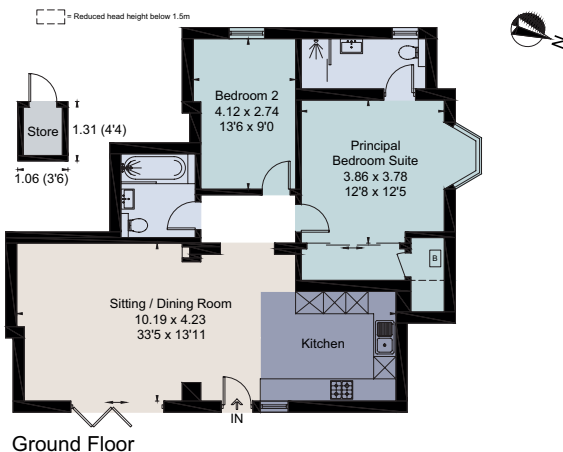
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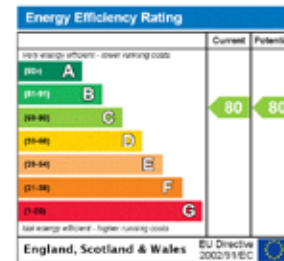


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Ground Floor



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