

4 Connaught Court

Alma Road, Windsor, Berkshire, SL4 3GZ



PRICE: £199,950

Lease: 125 years from 2007

Property Description:

A ONE BEDROOM GROUND FLOOR CORNER RETIREMENT APARTMENT WITH DIRECT ACCESS ONTO COMMUNAL GROUNDS Connaught Court in Windsor was constructed by McCarthy & Stone (Developments) Ltd and comprises of 38 properties arranged over 5 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises of an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Development Manager
Residents lounge & kitchen
Laundry room & 24 hour emergency
Appello call system
Communal gardens and Car park
Guest suite & Fire detection equipment

Lift to all floors. Security entry system.
Minimum Age 60

Lease 125 years from 2007

**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell**

ENTRANCE HALL

Emergency intercom, door entry system, intruder alarm, smoke detector. Illuminated light switch. Ceiling light fitting. Power point. Airing cupboard housing the insulated hot water cylinder with fitted electric immersion heater and electric meters.

LOUNGE/DINING AREA

Patio door leading onto communal grounds and small patio area. Electric night storage heater. Power points. TV point. Ceiling light fittings. Telephone points. Double doors with glazed panels lead to the:

KITCHEN with Window

Benefits from a window. Tiled and fitted with a range of wall and floor cupboards. Stainless steel sink unit with single drainer. Work surfaces. Built-in electric hob with overhead extractor hood/light. Separate electric fan oven. Integrated fridge and freezer. Ceiling light. Fan heater.

BEDROOM

Built in wardrobe with folding mirror doors, hanging rail and shelf over. Illuminated light switch. Electric night storage heater. Power points. Ceiling light fitting. TV & telephone point.

BATHROOM

Fully tiled and fitted of bath with shower over and grab rails; emergency pull cord; WC with low level flush; vanity unit. Electric wall heater. Extractor fan. Heated towel rail.

RETIREMENT HOMESearch

Annual Service Charge:

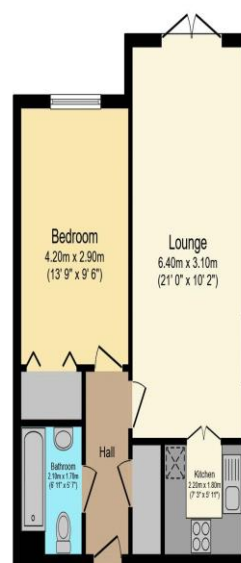
£3,232.52

Annual Ground Rent:

£425.00

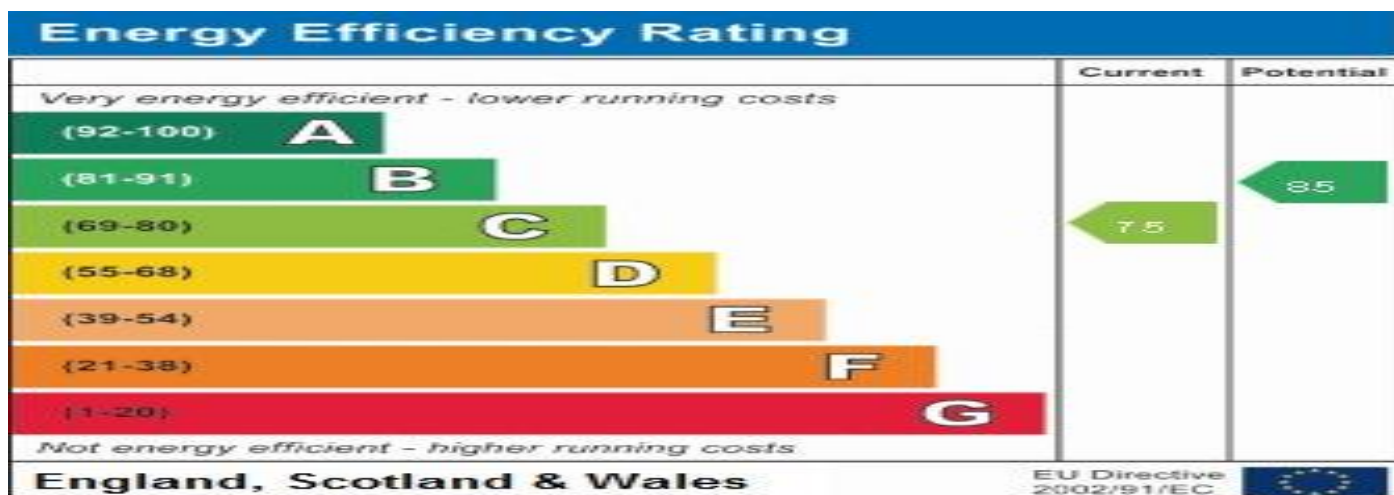
For Financial Year Ending:

28/02/2025



Total floor area 48.4 sq.m. (521 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

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Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.