

32 The Meads

Green Lane, Windsor, Berkshire, SL4 3TP



PRICE: £140,000

Lease: 125 years from 1991

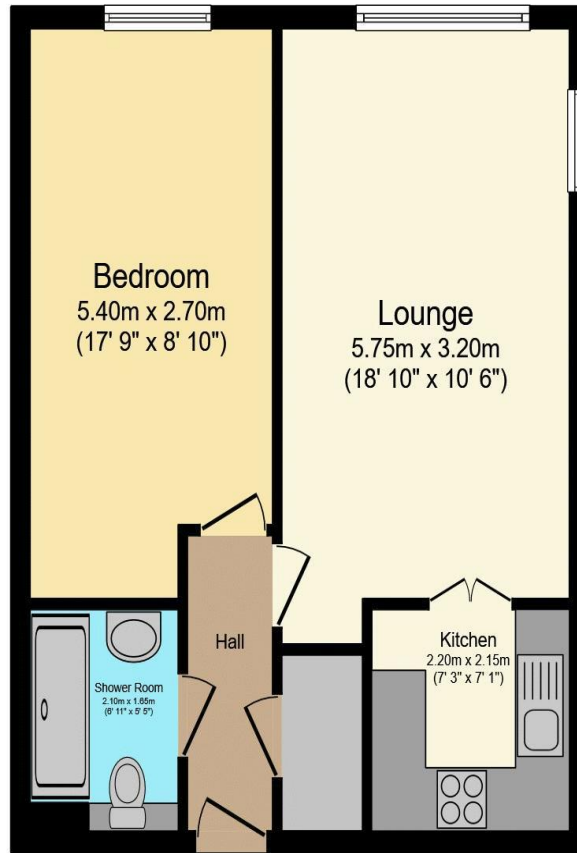
Property Description:

A ONE BEDROOM APARTMENT LOCATED ON THE TOP FLOOR OF THIS RETIREMENT DEVELOPMENT
The Meads was constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties arranged over 3 floors each served by lift. Onsite communal parking and the main entrance to the building has security fob access. Green Lane is situated near Windsor town centre (approximately 15 minute walk) and its comprehensive range of shopping facilities. It is also within easy reach of numerous local attractions including Windsor Castle, the Long Walk, Eton and the River Thames. Windsor has many road communications with access to the M4 from junction. 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 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 the age of 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.

- Residents' lounge, Guest Suite & Communal Laundry Room
- Minimum Age 60
- 24 hour emergency Appello call system
- Double glazing
- No onwards chain
- Development Manager
- Lift to all floors
- Lease: 125 years from 1991



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 45.6 sq.m. (491 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£475.11

Ground Rent Period Review:

Next Uplift 2035

Annual Service Charge:

£3,421.24

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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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.