

4 The Meads

Green Lane, Windsor, Berkshire, SL4 3TP



PRICE: £165,000

Lease: 125 years from 1991

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR

The Meads is conveniently situated to Windsor town centre which is a 15 minute walk, a new garage with a little Waitrose has been built close by along with a bus stop, motorways and railway station. The Meads was constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties arranged over 3 floors each served by lift. The Meads is conveniently situated for the town centre, motorways and railway station. 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
- Minimum Age 60
- 24 hour emergency Appello call system
- Double glazing
- Communal car parking and garden area
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 125 years from 1991



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

Floor Plan

Approx. 41.7 sq. metres (449.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/25

Annual Ground Rent:

£475.11

Ground Rent Period Review:

2035

Annual Service Charge:

£3421.24

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.