



Castle View Retirement Living Helston Lane, Windsor, Berkshire

PRICE: £395,000 Apartment 36

Lease: 250 years from date of purchase



****JUST 1 REMAINING****

Brand New Retirement One Bedroom Apartment Featuring Private Balcony

Castle View is a new community designed exclusively for the over 55's. The apartments have been thoughtfully planned and boast a high end, contemporary finish throughout. Homeowners can enjoy stylish open-plan living with a private outside space of a balcony to relax on, as well as fully fitted, uniquely designed kitchens and bathrooms.

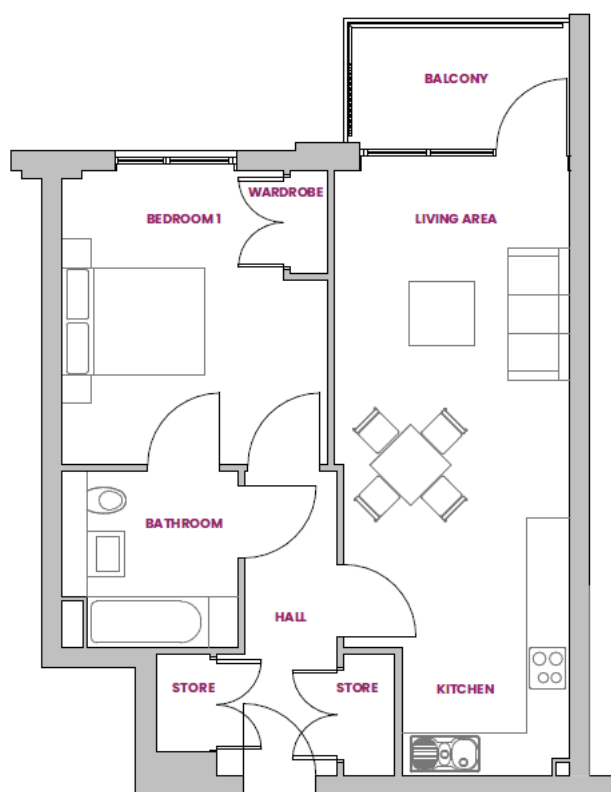
The apartment benefits from fitted Neff and Bosch appliances and the bedroom offers ample storage with built in wardrobes as standard. For total peace of mind, as well as around the clock reception staffing there, is a 24/7 emergency call system. Whilst offering independent living, Castle View also offers owners a real sense of community with a Weekly Events Programme, Cafe, Bistro and Lounge area, Landscaped Gardens, Roof Top Terrace and the impressive Sky Lounge where you can enjoy a drink as well as the simply magnificent views of Windsor Castle.

With so much for homeowners to enjoy, you will be pleased to know that should your needs change over time Castle View residents can access a range of additional services from meals, laundry, and cleaning, to high quality care via their CQC approved provider. Please speak to our Property Consultant if you require information regarding the Deferred Community Fee that may apply to this property.

Development Features

- Luxury over 55 Age Exclusive Development
- Stylish open-plan living with Private Outside Space
- Bistro, Lounge Bar & Café
- Sky Lounge Roof Top Terrace
- Homeowners' Library
- Secure Underground Parking Available to purchase or rent
- 24 hour staffed Reception & Security
- Individually Tailored Additional Service Options
- Lease: 250 years from date of purchase
- ARCO Approved Operator

Floorplan



Floor area: 616 (sq ft)

The properties are sold unfurnished.

| | W mm (sqft) | D mm (sqft) |
|------------------------------|--------------|--------------|
| BEDROOM 1 | 3715 (12'2") | 4108 (13'6") |
| LIVING AREA / KITCHEN | 3275 (10'9") | 8448 (27'9") |
| BATHROOM | 2450 (8'0") | 2450 (8'0") |

These details do not form part of an offer or contract. The images used are provided for illustrative purposes only and may not reflect the actual size, layout or external finishes of the completed units.

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Rooms Description

Accommodation

Entry to the development is through the main entrance leading to the reception area and lobby with an elevator/staircase to the second floor of the building and a corridor to your own front door.

Entrance Hall

With doors leading to the living/dining, kitchen, bedroom and bathroom; multiple storage units and one containing a washing machine/tumble dryer; range of base level power points.

Living Room with access to Balcony

With front aspect composite triple glazed window walls and door to full length balcony, feature electric fireplace, fitted carpet, downlights, telephone/ Sky and power points.

Kitchen

Fully integrated kitchen with a range of eye and base level units, complementary work surface, mid-level oven, microwave, induction hob with overhead extractor fan, fridge/freezer, inset kitchen sink with mixer tap and mid-level power points.

Bedroom

Front aspect composite openable triple glazed window, radiator, wall to wall carpet, fitted storage/wardrobe with hanging space and power points, with direct access to bathroom.

Bathroom

Fitted bath, with overhead shower and glazed screen, wall-hung wash hand basin with storage, low level WC, tiled walls and floor and heated towel rail.



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.

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Energy Performance Certificate

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 to 100) A | | |
| (81 to 91) B | 83 | 83 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not energy efficient - higher running costs | | |

For Financial Year Ending December 2028

Annual Community Fee: £5,825.00 / £485.42 per month

Deferred Community Fee: Speak to Agent

For more details or to make an appointment to view, please contact...

Miss Kalise Bucknell MNAEA

 **01425 632291**

 [**Kalise.Bucknell@retirementhomesearch.co.uk**](mailto:Kalise.Bucknell@retirementhomesearch.co.uk)

**Part Exchange - Interested in this property? Need to sell
your own? Please phone us on 01425 632215**



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