



## Castle View Retirement Living Helston Lane, Windsor, Berkshire

**PRICE: £375,000**

**Apartment 1 - Ground Floor**

Lease: 245 years from June 2025



### **One Bedroom Pre-Loved Apartment Featuring Private Patio**

**Our Pre-Loved Apartments feature everything you would expect in a 'New' home. Freshly redecorated, re-instated to new home condition.**

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, level access living with a private outside space of a patio 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 wardrobe 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.



01425 632291

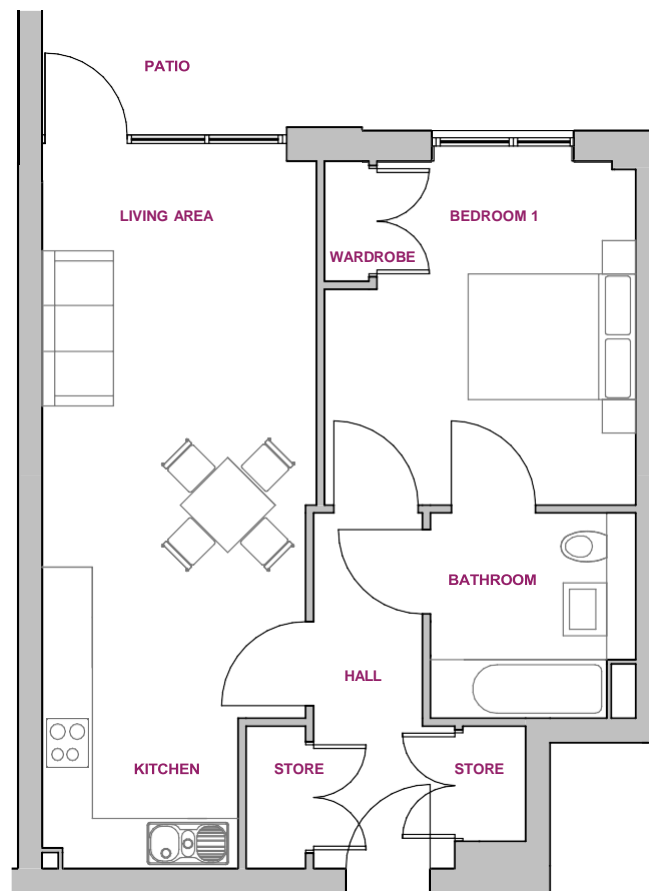


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## Development Features

- Luxury over 55 Age Exclusive Community
- Stylish open-plan living with Private Outside Space
- Bistro, Lounge Bar & Cafe
- 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: 245 years from June 2025
- 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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# One Bedroom Pre-Loved Apartment Featuring Private Patio

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## Rooms Description

### Accommodation

Entry to the development is through the main entrance leading to the reception area and lobby, through secure double doors 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, with emergency audio and pull cord system.

### Living Room with access to Patio

With front double glazed windows and door to private patio, feature electric fire place, fitted carpet, downlights, TV/telephone/Sky and power points and video entry phone.

### Open Plan Kitchen / Lounge

Fully integrated kitchen with a range of eye and base level units, Corian top work surface, mid-level oven and microwave, electric hob with overhead extractor fan. Neff dishwasher, fridge freezer, inset kitchen sink with mixer taps, mid-level power points.

### Bedroom

Front aspect composite openable double glazed window, radiator, fitted carpet, built in wardrobe with hanging space and power points, with direct access to bathroom.

### Bathroom

Walk in shower, with overhead shower and glazed screen, wall-hung wash hand basin with storage, low level wc, tiled walls and floor and heated towel rail and emergency pull cord.



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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Registered in England No. 3829469





## Energy Performance Certificate

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

## For Financial Year Ending December 2028

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

**Annual Ground Rent is £400.00**

**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**

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



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