

RETIREMENT HOMESEARCH

Britain's Number One Retirement Property Specialist



Castle View Retirement Living Helston Lane, Windsor, Berkshire

PRICE: £475,000
Apartment 53 - Third Floor

Lease: 244 years from June 2025



Two Bedroom Pre-Loved Apartment Featuring Private Balcony

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 balcony to relax on, as well as fully fitted, uniquely designed kitchens and bathrooms.

Each apartment benefits from fitted Neff and Bosch appliances and the bedrooms offer 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.



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Development Features

- Luxury over 55 Age Exclusive Community
- Stylish open-plan living with Private Outside Space
- Bistro, Lounge Bar E Cafe
- Sky Lounge Roof Top Terrace
- Homeowners' Library
- Secure Underground Parking Available to purchase or rent
- 24 hour staffed Reception E Security
- Individually Tailored Additional Service Options
- Lease: 244 years from June 2025
- ARCO Approved Operator

Floorplan



Floor area: 878 (sq ft)

The properties are sold unfurnished.

	W mm (sqft)	D mm (sqft)
BEDROOM 1	3000 (9'10")	6050 (19' 10")
BEDROOM 2	2800 (9'2")	4053 (14'9")
LIVING AREA / KITCHEN	3770 (12'4")	8448 (27'9")
BATHROOM	2450 (8'0")	2450 (8'0")
ENSUITE	1285 (4'3")	2200 (7'3")

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 all floors of the building and a corridor to your own front door.

Entrance Hall

With doors leading to the living/dining/kitchen area, bedrooms 1 and 2 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 Balcony

Front aspect triple glazed window and door to balcony, fitted carpet, radiator, Power points, TV/telephone/Sky ports 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 One Plus Ensuite

With front triple glazed windows, built in wardrobes with hanging space, fitted carpet, power points, radiator, and entry to ensuite with generously sized shower cubicle, low level wc, wall-hung wash hand basin with storage, eye level cabinets with mirrored doors, heated towel rail.

Bedroom Two

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

Bathroom

Tiled and fitted with suite comprising bath with overhead shower and glazed screen, and emergency pull cord, wash hand basin and low level WC. Extractor fan 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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Registered in England No. 3829469



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: £8,341.00 / £695.10 per month

Annual Ground Rent is £600.00

Deferred Community Fee: Speak to Agent

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

Miss Kalise Bucknell MNAEA

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



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