

12 The Meads, Green Lane, Windsor, Berkshire, SL4 3TP



Price: £155,000

Lease: 90 years and 11 months

A REDECORATED AND RECARPETED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO COMMUNAL GARDENS

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
- Service Charge £3,689.94 Ground Rent £475.11



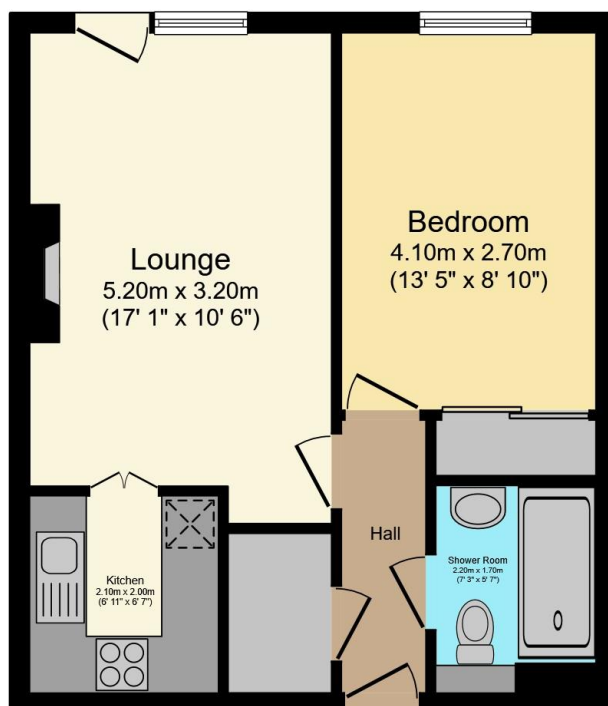
For more details or to make an appointment to view, please contact **Kalise Bucknell**

01425 632291

kalise.bucknell@retirementhomesearch.co.uk

Visit us at:

retirementhomesearch.co.uk



Total floor area 42.0 sq.m. (452 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/2026

Annual Ground Rent: £475

Ground Rent Period Review: 2035

Annual Service Charge: £3689.94

Council Tax Band: D

Event Fees: 1% Transfer, 1% Contingency

01425 632291

kalise.bucknell@retirementhomesearch.co.uk

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR

T: 0333 321 4060 | F: 0333 321 4065 | E: enquiries@retirementhomesearch.co.uk

Registered address: Retirement Homesearch (England, Scotland and Wales),
Registered in England No 3829469, Queensway House, 11 Queensway, New
Milton, Hampshire, BH25 5NR

