



Charles House Ward Royal Windsor SL4 1SR

for sale
£230,000



Property Description

A two bedroom purpose built ex local authority property, located on the fourth floor is now offered for sale with no chain. The property is within walking distance to Windsor Town Centre with it's local tourist attractions and also two mainline railways stations with direct trains into London.

It benefits from 17ft lounge, 13ft kitchen, gas central heating to radiators and vacant possession.

The property would suit first time buyers and investors.

Agents Note - 'Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.'

Agent Note 2 - "The property is currently registered as freehold but an application to change it to LEASEHOLD is pending"

Fourth Floor

Entrance Hall

Front aspect window, radiator

Lounge

17' 4" x 11' 8" (5.28m x 3.56m)

Rear aspect window, radiator

Kitchen

13' 2" max x 8' 4" max (4.01m max x 2.54m max). Rear aspect window, range of wall & base units, single drainer sink unit, space for fridge freezer & washing machine, gas & electric cooker points, store cupboard

Bedroom One

13' 5" x 8' 7" (4.09m x 2.62m)

Front aspect window, radiator

Bedroom Two

8' 7" x 7' 9" (2.62m x 2.36m)

Front aspect window, radiator

Bathroom

Bath with mixer tap & shower attachment, wash hand basin, WC, extractor fan, radiator

Bathroom

Bath with mixer tap & shower attachment, wash hand basin, WC, extractor fan, radiator





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). Powered by www.focalagent.com

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T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SGH310768 - 0005