





Property Description

A two bedroom second floor modern apartment in this sought after development is offered for sale. Situated within walking distance to the High Street and Elizabeth Line Train Station with Herchel Park, Windsor and Eton easily reachable. This apartment is also within catchments of popular Primary and Grammar Schools.

It benefits from 22 ft lounge diner, open plan kitchen with integrated appliances, double bedrooms, en-suite to master, private balcony and allocated parking space.

Communal Entrance

Entry phone system, lift and stairs to all floors

Second Floor Landing

Doors to

Entrance Hall

Double storage cupboard, store cupboard housing wall mounted boiler, radiator, entry phone, doors to:

Lounge/Diner

22' 9" max x 13' 1" max (6.93m max x 3.99m max)

Front aspect window, radiator, door to balcony

Open-Plan Kitchen

Wall and base units, four ring integrated gas hob with oven under, cooker hood, single drainer sink unit with mixer tap and cupboard under, integrated appliances also include dish washer, washing machine and fridge/ freezer

Bedroom One

16' 9" to door recess x 9' (5.11m to door recess x 2.74m)

Front aspect window, radiator, built in wardrobe, door to:

En-Suite

Shower cubicle, WC, wash hand basin, heated towel rail, shaver point, extractor fan

Bedroom Two

13' x 9' 5" (3.96m x 2.87m)

Front aspect window, built in wardrobe, radiator

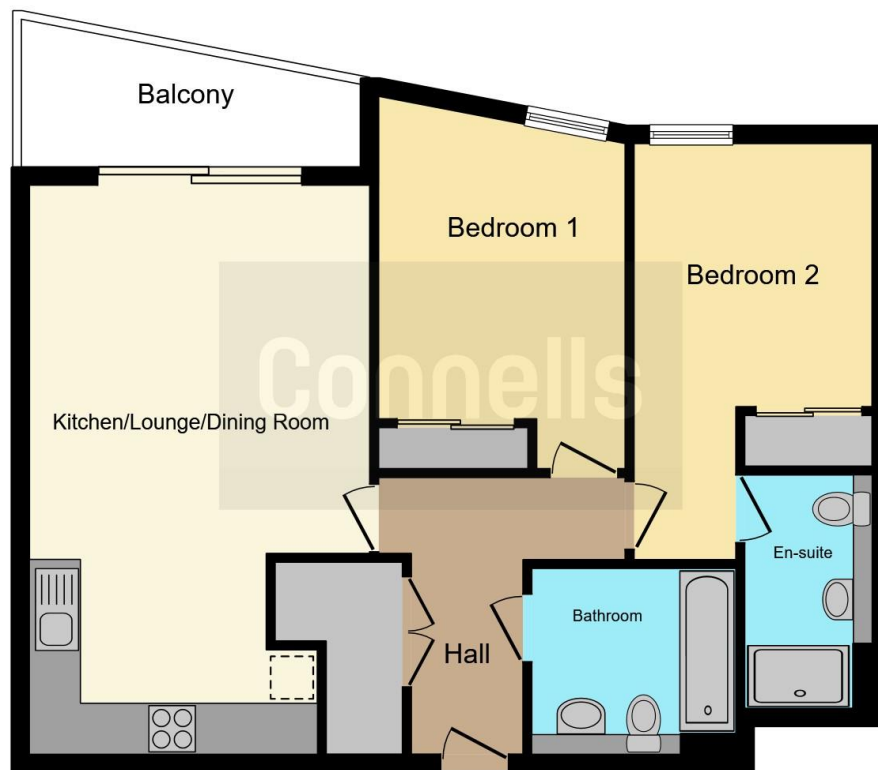
Bathroom

Bath with mixer tap and shower attachment, wash hand basin, WC, heated towel rail, shaver point, tiled floor

Outside

Allocated parking space





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

To view this property please contact Connells on

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111 High Street
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 500.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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