



HARDINGS




Clarence Road
Price Guide £435,000





A contemporary two-bedroom, two-bathroom flat on the first floor of this smart new development, conveniently located just a short walk to the shops, bars, restaurants and mainline British rail links to London (Waterloo & Paddington). Benefitting from underfloor heating, a Juliet balcony, herringbone oak flooring in the reception and optional parking, the property is a perfect blend of style and practicality, ideal for a first-time buyer or investor.

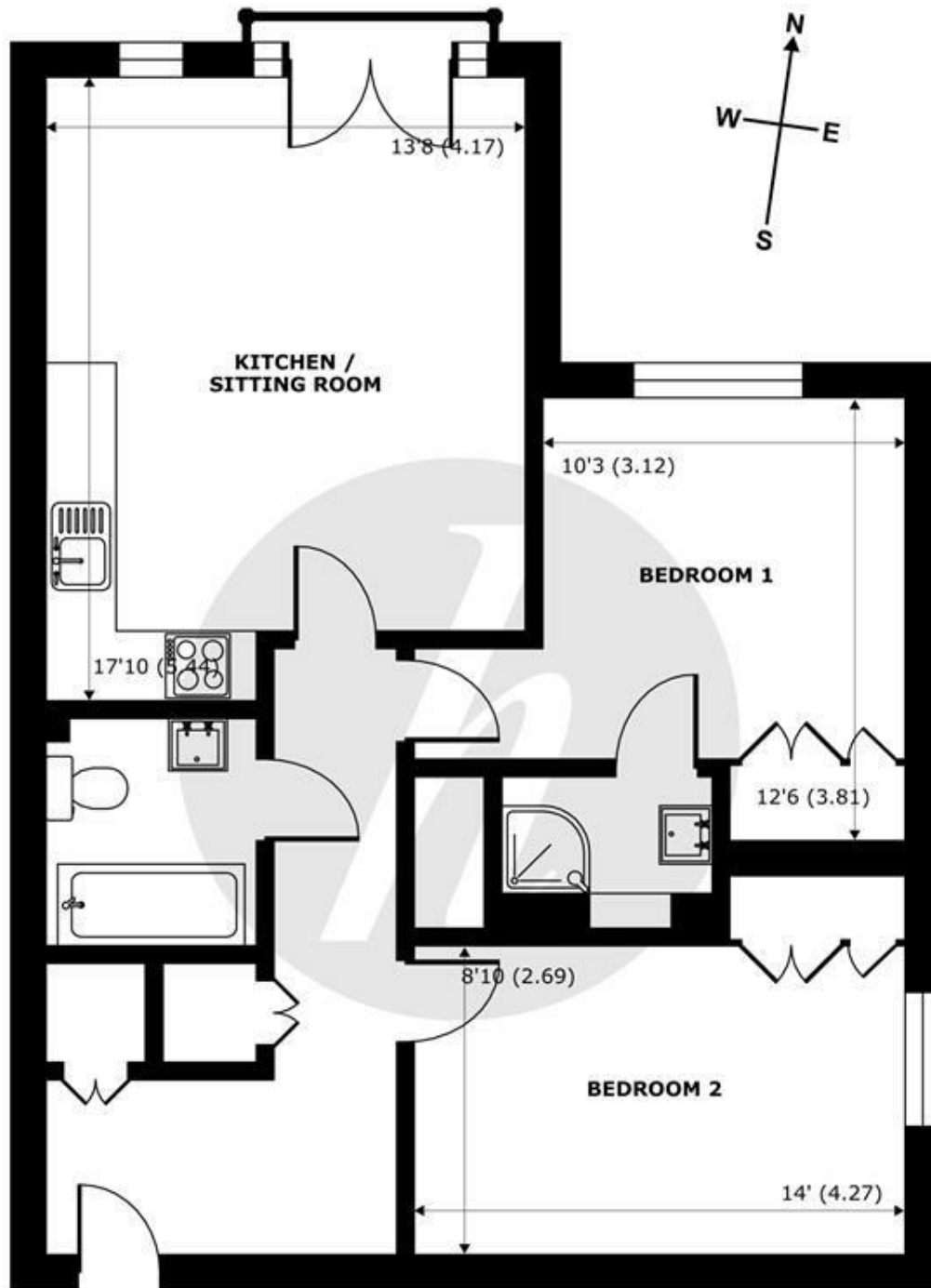
***** For all investors a 6% yield 'rent guarantee' is available on the first two years rent *****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Features

- Two Bedroom Apartment in Smart New Development
- Built in Storage Throughout
- Juliet Balcony
- 124 Year Lease
- Council Tax Band: D
- Two Bathroom (One En-suite)
- Parking Available
- Underfloor Heating
- Ideal for a First Time Buyer or Investor
- Short Walk to Local Amenities

Denotes restricted head height



FIRST FLOOR
abt 725 SQFT (67.4 SQMT)

Clarence House, Clarence Road, Windsor, SL4

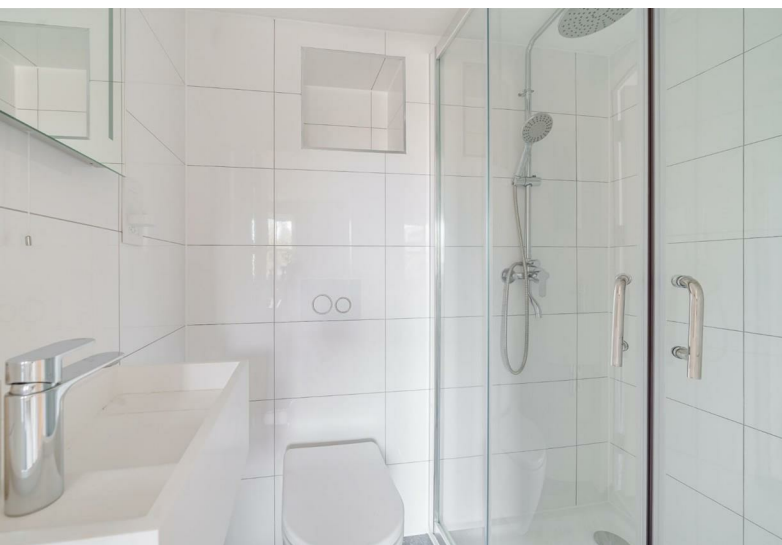
Approximate Internal Area = 725 sq ft / 67.4 sq m (Exclude Garage & Outbuildings)
Approximate External Area = 845 sq ft / 78.5 sq m (Exclude Garage & Outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hardings. REF: 1061343.





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