



# HARDINGS




Clarence Road  
Asking Price £425,000





A contemporary two-bedroom 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.

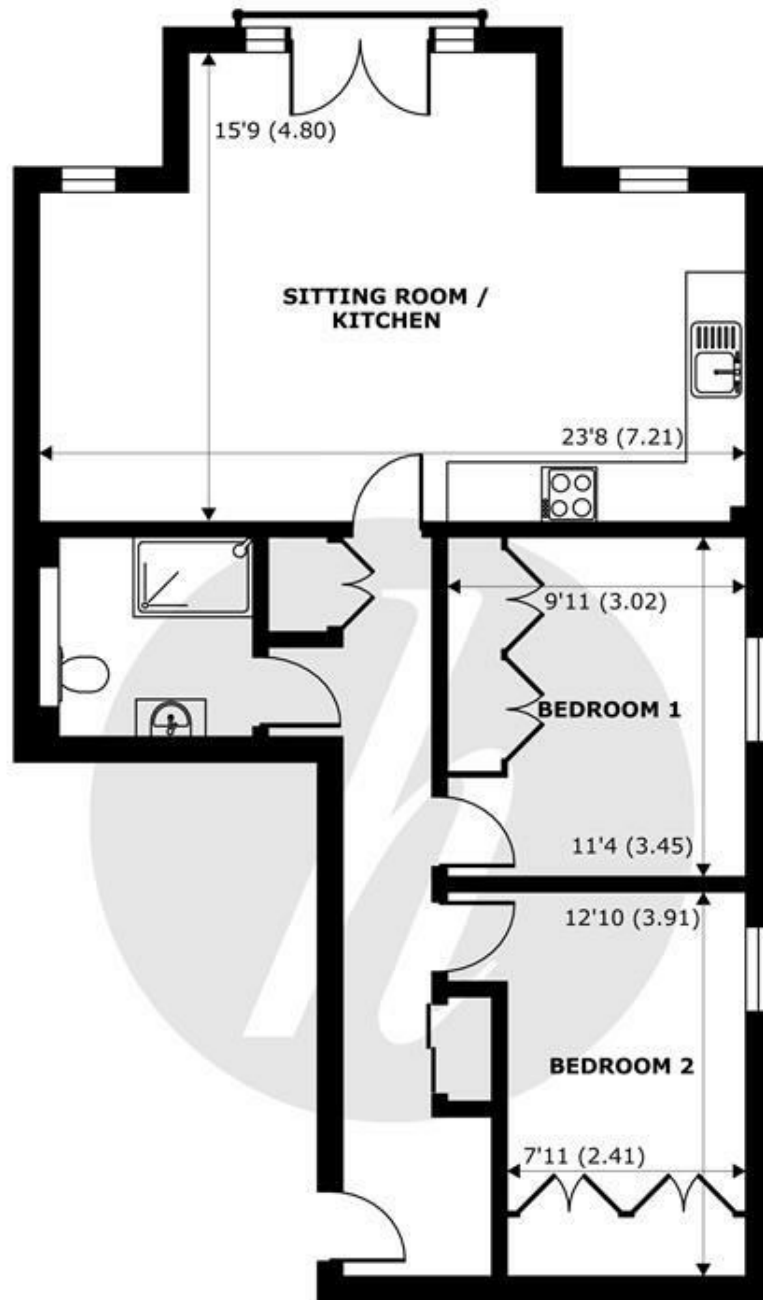
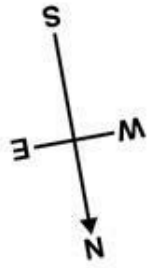
\*\*\*\*\* For all investors a 6% yield 'rent guarantee' is available on the first two years rent \*\*\*\*\*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Features

- Two Double Bedroom Apartment in Smart New Development
- Modern Integrated Kitchen
- Parking Available
- 124 Year Lease
- Council Tax Band: D
- Large Open Plan Kitchen Diner
- Lift Access
- Underfloor Heating Throughout
- No Onward Chain
- Short Walk to Local Amenities





**FIRST FLOOR**  
abt 727 SQFT (67.5 SQMT)

## Clarence House, Clarence Road, Windsor, SL4

Approximate Internal Area = 727 sq ft / 67.5 sq m

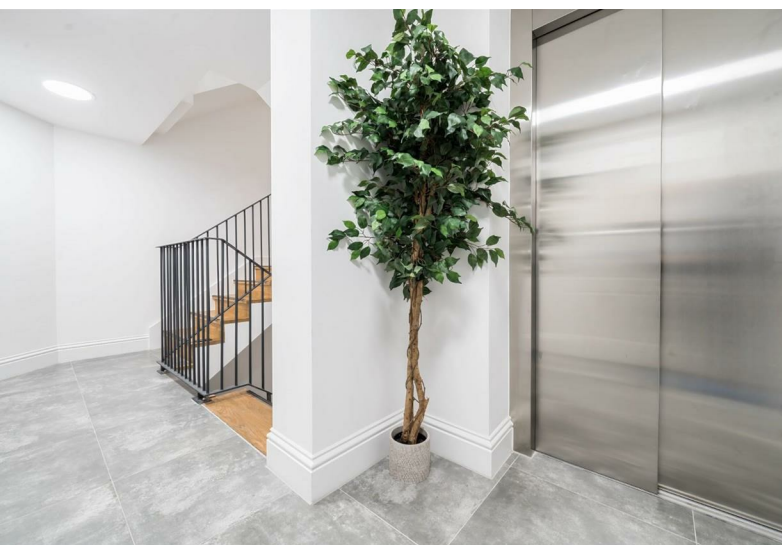
Approximate External Area = 838 sq ft / 77.9 sq m

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: 1061345.





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