



# HARDINGS




Bolton Crescent  
Price Guide £510,000



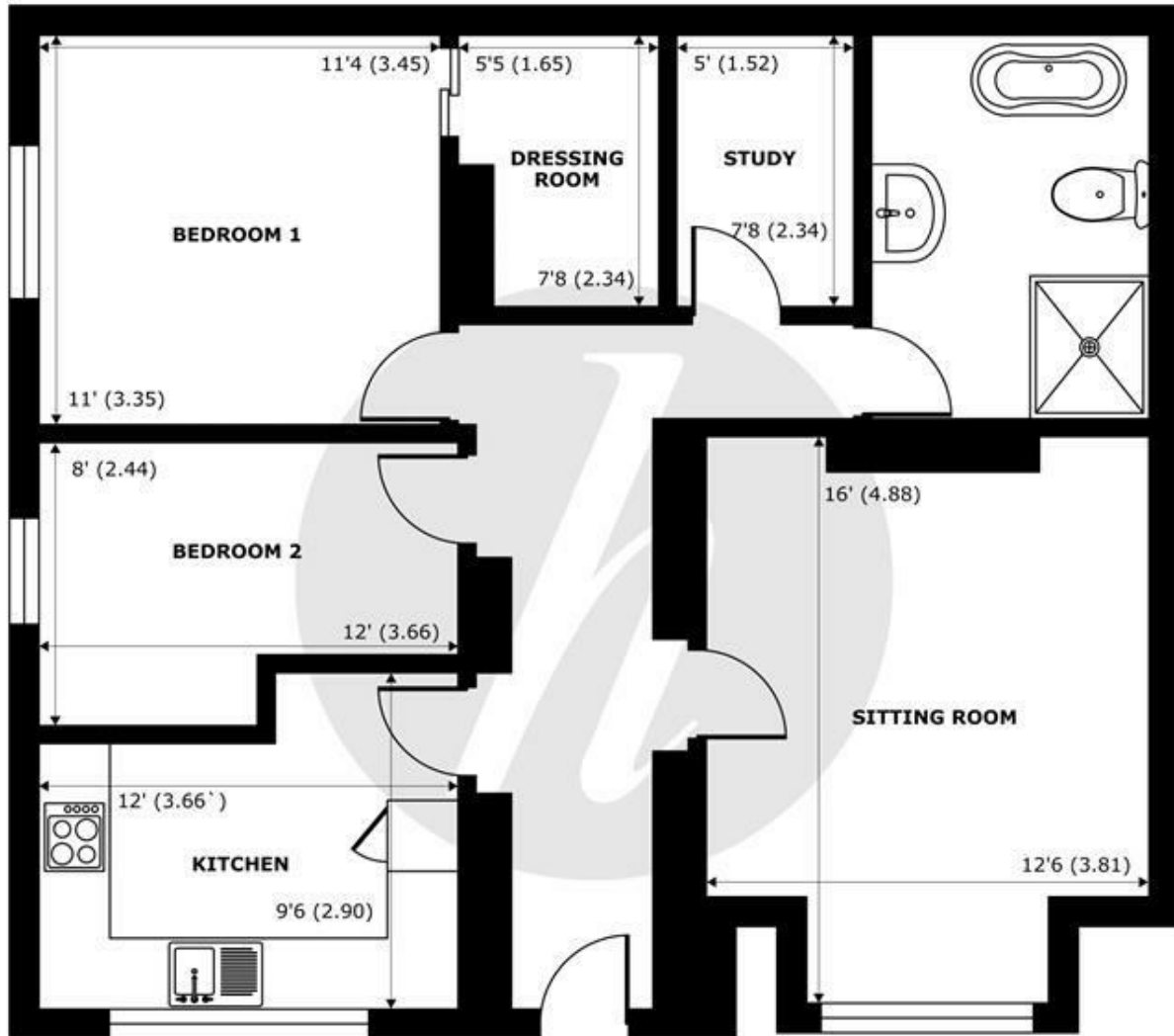
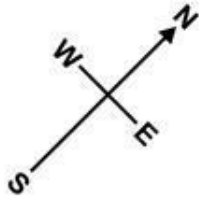


A spacious and beautifully presented two bedroom lower ground floor conversion flat forming part of a very attractive Edwardian house set on Bolton Crescent, one of Windsor's most sought after roads. Refurbished throughout to the very highest standards, to create both beautifully presented and contemporary living space, the property further benefits from a sheltered south facing seating area and off street parking for 2 cars. Just a few minutes' walk to both The Long Walk and The Great Park, the property is also just a short stroll to Windsor town centre with its array of shops, restaurants, cafes and bars and the mainline rail links to London (Waterloo & The Elizabeth Line)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
	74	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Features

- Lower Ground Floor Conversion Apartment
- Fully Renovated and Refurbished Throughout
- 2 Parking Spaces
- Dressing Room & Study
- Desirable Location, 'The Boltons'
- 2 Bedrooms
- Walking Distance to Windsor Town Centre, The Long Walk & The Great Park
- Luxurious Spa Style Bathroom with Walk-in Rainfall Shower



**GROUND FLOOR**  
abt 843 SQFT (78.3 SQMT)

## Bolton Crescent, Windsor, SL4

Approximate Internal Area = 843 sq ft / 78.3 sq m

Approximate External Area = 948 sq ft / 88 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 2024. Produced for Hardings. REF: 1119063.





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