



**26 Connaught Court Alma Road, Windsor, SL4 3GZ**  
**£295,000**

 **HORLER**



## 26 Connaught Court Alma Road, Windsor, SL4 3GZ

Connaught Court is a desirable block of apartments constructed by McCarthy and Stone which occupies a prime position just moments from Windsor Town Centre. The property has a serviced lift to each floor and this particular two bedroom apartment offers a versatile living arrangement with bright and airy accommodation throughout. The property benefits from two double bedrooms, both with fitted wardrobes, a fitted bathroom suite with separate walk in shower cubicle, a fitted kitchen with double aspect windows and a good size living room with heaps of light.

The communal areas of the property include a Westerly facing garden area, a communal living room with doors to the gardens, alongside a communal laundry room and a communal kitchenette adjacent to the communal living area. There is also free for all parking inside the grounds of the development too.

The property benefits from a guest suite for friends or family to stay which has a small service fee. Also, there are regular organised resident events including coffee mornings, exercise classes, fish and chip Fridays and celebrations.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.

The development has a manager on on site 5 days a week who ensures the smooth running of the apartments. There is a personal alarm system in place for all residents, with a pull system throughout both the apartments and communal areas.



**Entrance.**

Enter through a front door into an entrance hallway.  
Door leading to a large storage area.

**Living room.**

A light and bright living room with double aspect windows overlooking the front and side of the property. Feature fireplace and internal double doors leading into.

**Kitchen.**

A fitted light wood effect kitchen with complimentary worktops. A window overlooking the side of the property. appliance spaces for a fridge/freezer, an integrated oven and hob above, inset sink with draining board and mixer taps. The kitchen benefits from fully tiled walls and a tiled effect vinyl flooring.

**Bedroom 1.**

A good size double bedroom with a window overlooking the front of the property. Fitted double wardrobes.

**Bedroom 2.**

Another double bedroom similar in size to the principle. Fitted double wardrobes with mirrored doors. Double glazed window overlooking the front of the property.

**Fitted bathroom.**

A fitted four piece suite comprising of a low level w,c, a panel enclosed bath, a shower enclosure and pedestal wash hand basin with units below. Tiled walls, tiled effect vinyl flooring.

**Communal living room.**

A large communal living room on the ground floor with doors leading out to the communal gardens. There is also a communal kitchenette adjacent to the communal living area.

**Parking.**

Connaught Court does benefit from off road parking for residents and visitors.

**Additional information**

Service Charge: £3500 per annum.

Ground rent: £495 per annum.

Lease: 125 years from 2007

**Legal Note**

**\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\***











# Connaught Court SL4

Approximate Gross Internal Floor Area = 71.9 sq m / 774 sq ft

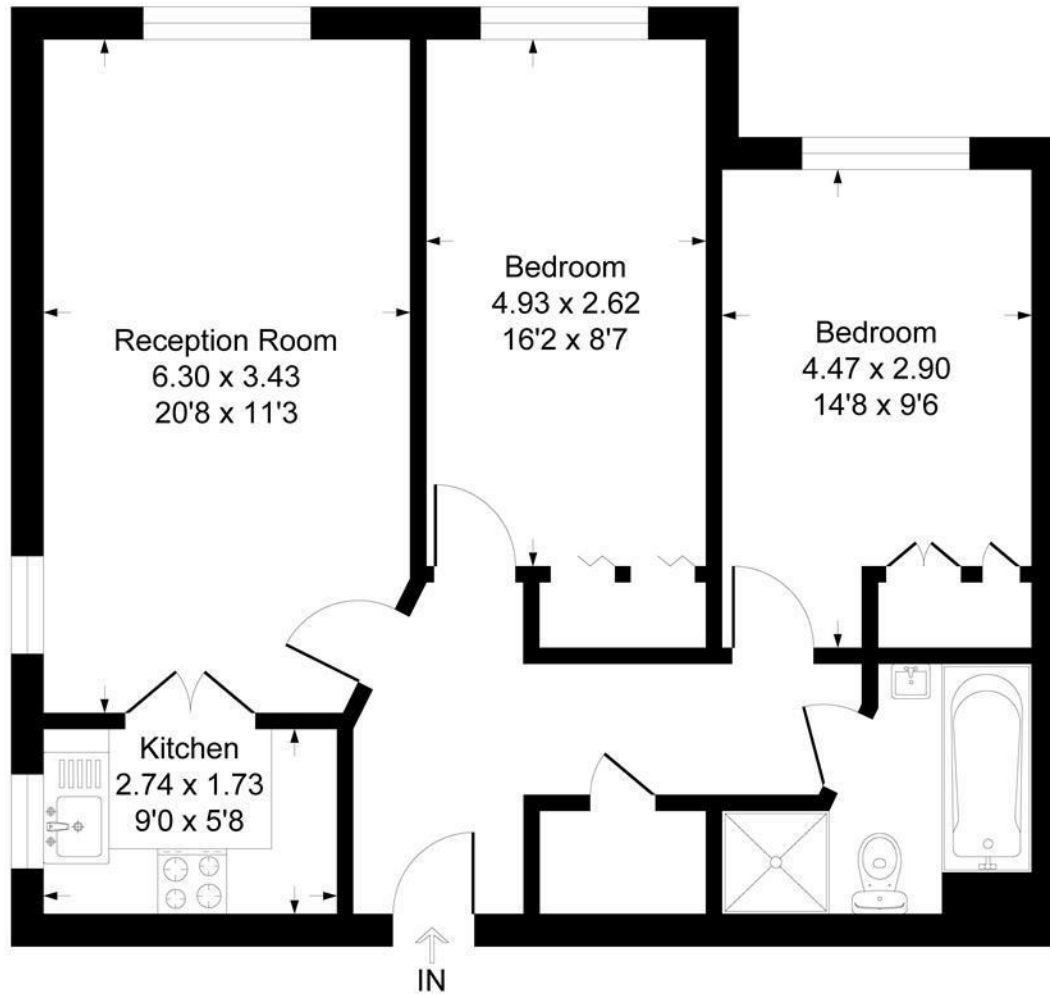


Illustration for identification purposes only, measurements are approximate, not to scale.