



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

 **HORLER**

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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 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.