



31 Connaught Court Alma Road, Windsor, SL4 3GZ  
£200,000





## 31 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. This one bedroom retirement property has a serviced lift to each floor and this particular one bedroom apartment offers a versatile living arrangement with bright and airy accommodation throughout. The property benefits from one double bedroom, with fitted wardrobes, a fitted bathroom suite with separate walk in shower cubicle, a fitted kitchen with single 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/Hall**

With door entry system, intruder alarm, emergency pull cord, smoke detector, illuminated light switch, power point, airing cupboard housing hot water tank with electric immersion heater and electric meters.

### **Sitting Room**

With French doors leading to balcony, electric storage heater, tv, telephone and power points with partially glazed double doors leading to kitchen.

### **Kitchen**

With a range of eye and base level units with complementary work surface, stainless steel sink with single drainer, built in oven, induction hob with overhead extractor fan, integrated fridge, power points.

### **Bedroom**

Built in wardrobe with mirror doors, hanging rail and shelf, fitted carpet, illuminated light switch, storage heater, tv and power points.

### **Shower Room**

Shower unit, tiled walls and floor, low level WC, wash hand basin with vanity unit, electric wall heater and towel rail and extractor fan.

### **General Information**

Residents' lounge and kitchen, Development Manager, laundry room, communal gardens and car park, guest suite, lift to all floors, security entry system, 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\*\*.**











