



**Flat 12, 110, Transcend St. Leonards Road, Windsor, SL4 3BJ**  
**Offers in excess of £350,000**

 **HORLER**

## Flat 12, 110, Transcend St. Leonards Road, Windsor, SL4 3BJ

\*\*\*\* Variable Price Range £350,000- £400,000 \*\*\*\*

Welcome to St. Leonards Road, Windsor - a charming location in the heart of Windsor Town Centre. This delightful two-bedroom top floor apartment is a fabulously appointed, purpose built apartment.

Situated close to the bustling high streets with its array of shops, bars, and restaurants, this property offers the perfect blend of convenience and comfort. The key highlight of this apartment is the secure off-road parking, ensuring peace of mind for your vehicle in this prime location.

Step inside to find a beautifully designed open plan living space, ideal for entertaining guests or simply relaxing after a long day. The two double bedrooms provide ample space and storage, catering to all your needs.

Built in 2002 and very well maintained by the same family since new, this property is in excellent condition and ready to welcome its new owners without any onward chain delays.

Don't miss out on the opportunity to make this lovely apartment your new home in Windsor. Book a viewing today and experience the charm and convenience this property has to offer.



## Property Summary

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## Entrance/Hallway

Through partially glazed front door and up two flights of stairs to your own door to hallway with wood flooring, entry to kitchen/living/dining room, bedrooms 1 and 2, bathroom and store cupboard.

## Kitchen/Living/Dining Room

Double door entry from hallway - kitchen area with a range of eye and base level units with complementary work surface, integrated washing machine, fridge/freezer, microwave, single oven, ceramic hob with overhead extractor fan, mid level power points, front aspect double glazed windows and velux window, wood flooring, space for dining table and chairs and lounge furniture. spotlights and low level power points.

## Bedroom 1

With dual rear aspect double glazed window, wood flooring, built in wardrobe/storage and power points.

## Bedroom 2

Double glazed velux window, wood flooring and power points.

## Bathroom

White bathroom suite with fitted bath, glass shower cubicle, pedestal wash hand basin, low level wc, tiled floor, partially tiled walls and spotlights.

## Outside of Property

With access to the main entrance of the apartments on St Leonard's Road, to the rear of the property is a private and gated car parking area for residents and visitors.

## General Information

Council Tax Band 'D'

Service Charge Approx: £1000.00 per annum

Ground rent £200.00: per annum

Years remaining :105 from 2024

## Legal Note

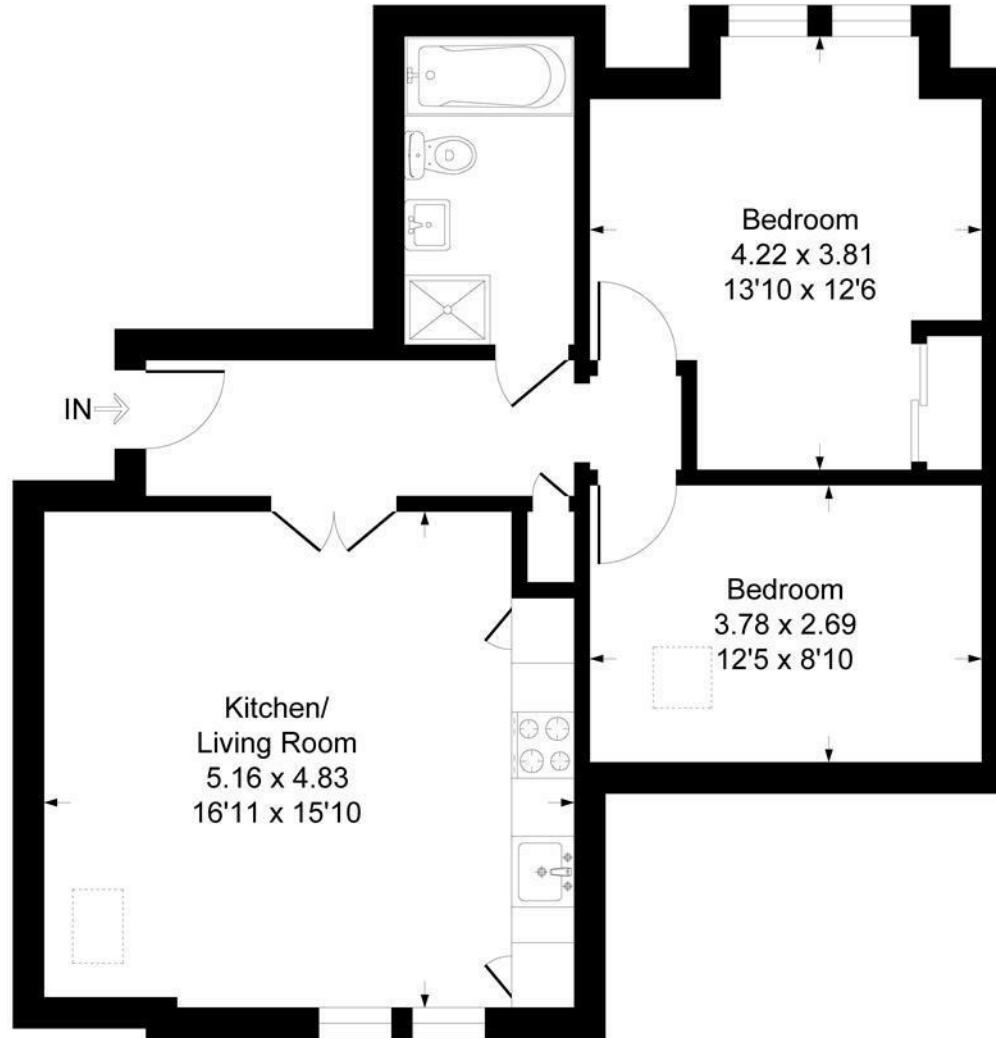
\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*





# Leonard's Street SL4

Approximate Gross Internal Floor Area = 62.8 sq m / 676 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing