



**Apt 6 Castle View Helston Lane, Windsor, SL4 5GG**  
**£550,000**

 **HORLER**

## Apt 6 Castle View Helston Lane, Windsor, SL4 5GG

Horler and Associates are delighted to be offering this 2 bed ground floor apartment for sale in the prestigious retirement village of Castle View. This property offers 2 generous sized double bedrooms one with ensuite shower room as well as regular bathroom; bespoke kitchen with adjacent open plan sitting and dining, a private parking space area as well as your very own private wrap around patio, The property is within walking distance of Windsor Town Centre and local amenities.

For viewings, please call 01753 621234



### **Entrance/Hallway**

Through internal wooden front door to entrance hallway which includes a double cupboard housing the utility and including an integrated washing machine and tumble drier and storage for everyday household items with a further adjacent storage cupboard, underfloor heating, and doors opening to bedroom 1 with ensuite shower, bedroom 2 and bathroom.

### **Kitchen/Dining/Sitting Room**

A glazed door leads to the open plan kitchen, dining, sitting room with a beautifully fitted kitchen with eye and base level units and complementary quartz work surface with integrated appliances including a double oven with 'slide and hide' oven door, fridge, freezer and dish washer, power points and tiled floor. The living area has triple glazed rear and side aspect floor to ceiling windows, underfloor heating as well as a door leading to your very own patio, a feature electric fireplace with stone surround, wall to wall carpet, mid level power points and ample space for dining table and chairs.

### **Bedroom 1 + Ensuite**

Side aspect UPVC double glazed windows, sufficient space for a king size bed, with well positioned power sockets, underfloor heating, two fitted wardrobes with lighting and an ensuite shower room with specification including a double shower tray with glass screen, a higher than normal level wc and pedestal wash hand basin.

### **Bedroom 2**

A well positioned double bedroom with side aspect UPVC double glazed window, underfloor heating and fitted wardrobe.

### **Bathroom**

With a panel enclosed bath with shower head attachment, wash hand basing with hot and cold taps mounted on a vanity storage unit, low level WC, large wall mounted vanity storage units with mirrored doors. and underfloor heating.

### **Patio**

Large wrap around timber fenced patio, gate, bespoke garden shed and special non slip tiles.

### **Car Parking**

The Castle View Basement Car Park is safe and secure. There is a lift with easy access to your apartment. Security is paramount and the car park will be monitored by CCTV at all times as well as a security barrier for access. One allocated parking space is included within the purchase of the property and is located next to the lift. Outside Visitors' car parking is available at Ground Level and is close to the apartment through the outside, private entrance.

### **Basement Storage**

The apartment also comes with one secured storage unit beside the parking space.

### **Communal Facilities**

The tastefully furnished communal area which includes a fully stocked bar; on-site restaurant which caters for lunch and special themed dinners; Village library; specially designed formal dining room to celebrate special occasions with state of the art media system; Sky Rooftop Lounge with 360 degree outside terrace and bar for those summer days and evenings with the backdrop of Windsor Castle.

### **General Information**

Council Tax Band 'E'  
Service Charge TBA

### **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\*\*.

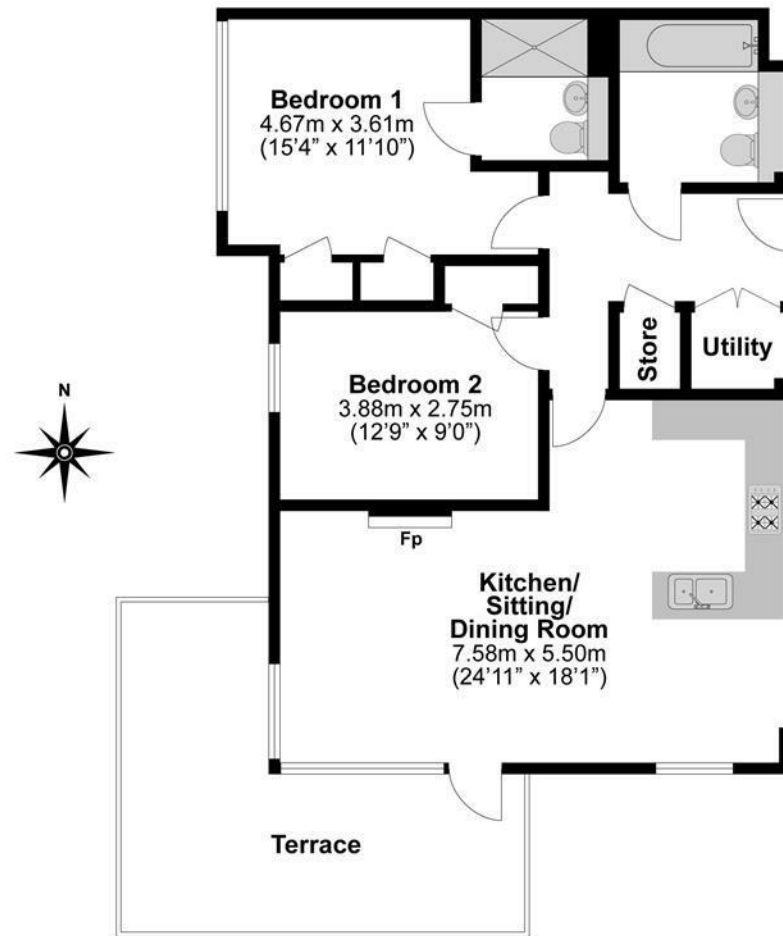




**Total Approximate Floor Area**

947 Square feet

88 Square metres



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