



**38, Connaught Court Alma Road, Windsor, SL4 3GZ**  
**£175,000**

 **HORLER**

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

Connaught Court is a desirable block of apartments constructed by McCarthy and Stone and occupies a prime position close to Windsor town Centre.

This one bedroom top floor apartment has a serviced lift to each floor and offers bright and airy accommodation throughout. The property benefits from one double bedroom with fitted wardrobe, well equipped kitchen with integrated appliances, fully tiled shower room with walk in shower cubicle and a good size living room.

The communal area of the property include a westerly facing garden area, living room with doors to the gardens and an adjacent kitchenette, and a laundry room. There is also parking for residents and visitors inside the grounds of the development. The property benefits from a guest suite for friends or family to use and for which there is a nominal charge.

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

Interested? Why not call us today on 01753 621234 for immediate viewings.



### **Entrance/Hall**

With door entry system and elevator to all four floors, emergency pull cord, power point, cupboard housing hot water tank and electric meters.

### **Living Room**

Feature fireplace, with electric fire, fitted carpet, space for freestanding lounge and dining furniture, tv and mid level power points, radiator and door to kitchen.

### **Kitchen**

With a range of eye and base level units with complementary work surface, tiled splashback and floor, integrated oven, hob, extractor fan and fridge, and mid level power points.

### **Bedroom**

With built in wardrobe, fitted carpet, radiator and mid level power points.

### **Shower Room**

Shower unit, tiled walls and floor, wash hand basin vanity unit and mirror, heated towel rail and low level wc.

### **General Information**

Security entry system to main entrance and subsequent properties, residents' lounge and kitchen, laundry room, guest accommodation, communal gardens and car park, lift to all floors and the services of a Development Manager.

Lease 125 years from 2007.

Service Charge Approx £1600.00 per six months

Ground Rent Approx £212.00 per six months

Council Tax Band 'D'

### **Legal Note**

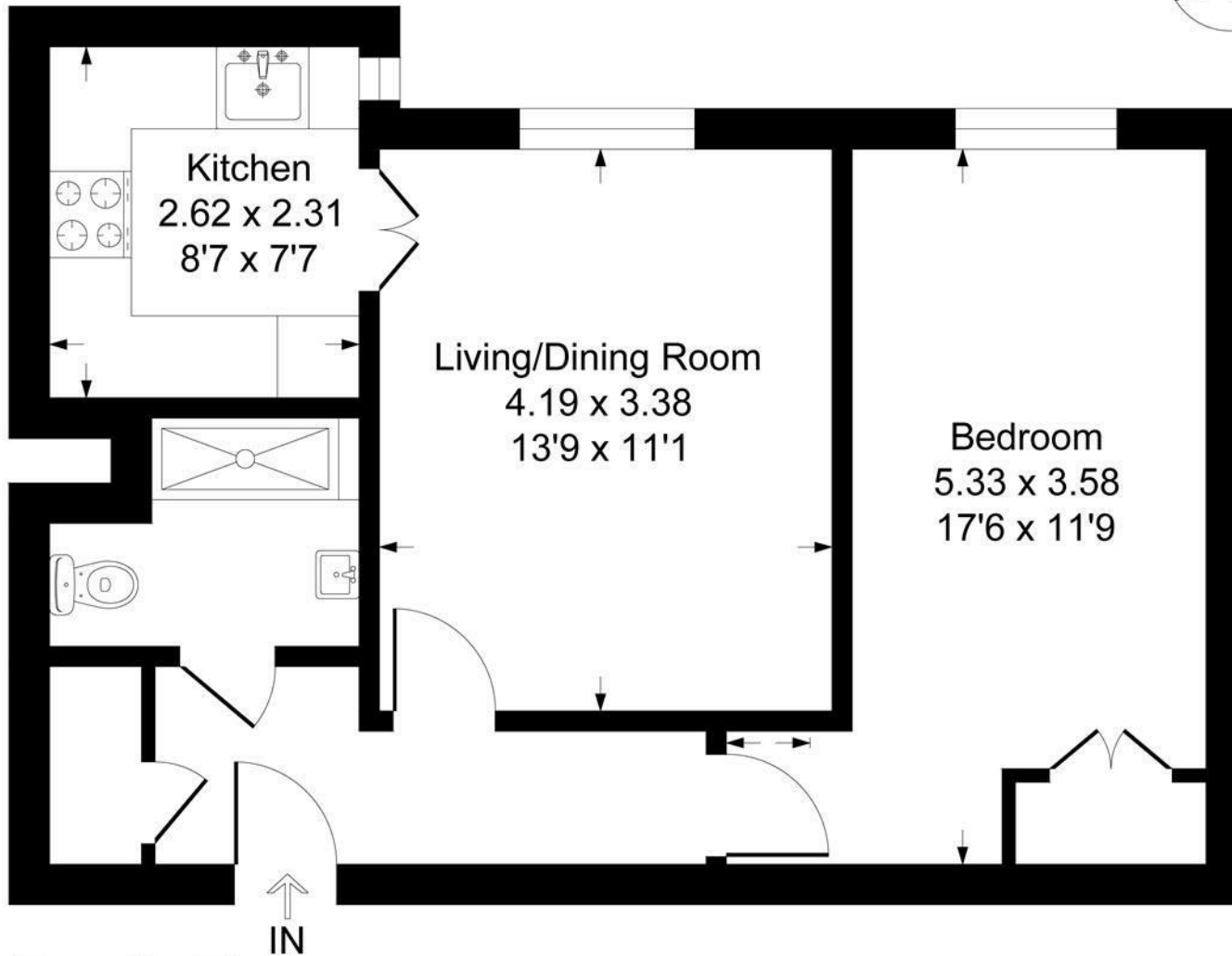
\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*.





# Connaught Court SL4

Approximate Gross Internal Floor Area = 47.1 sq m / 507 sq ft



Fourth Floor

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

Produced By Esjay Property Marketing