



6 West Wing, Recognition House. Bridgeman Drive, Windsor, SL4 3TD
Offers in excess of £399,950

 **HORLER**

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****NO ONWARD CHAIN****

We are delighted to offer to the market this exclusive two bedroom Grade Two listed ground floor apartment offering its own private entrance within a gated development. Recognition House formed part of a major redevelopment in 2006 from the original historic convent. This two bedroom character apartment offers a double and single bedroom, an open plan living/dining/kitchen area and shower room. The property boasts off street parking, is within walking distance of local amenities, transport links and well regarded schools.

To arrange a viewing please call on 01753 621234.



Entrance and Hallway

From the outside of the property through arch shaped solid wooden door into hallway with oak wood flooring, power points and doors leading to the open plan lounge/diner/kitchen, bedrooms 1 and 2 and bathroom,

Open Plan Lounge/Diner/Kitchen

With eight front and side aspect ornate windows, feature fireplace, fully fitted kitchen with a range of eye and base level units and complementary work surface, integrated oven, dishwasher, fridge freezer and washing machine as well as gas hob and overhead extractor fan, tv and power points, space for freestanding dining table and chairs.

Bedroom 1

With front and side aspect period windows, wall to wall carpet, fitted wardrobe/storage unit, tv and power points.

Bedroom 2

Front aspect period window with fitted wardrobe/storage unit, fitted carpet and power points.

Shower Room

Fully tiled walls with glass shower unit with large circular shower head, low level wc, pedestal wash hand basin and heated towel rail.

Exterior of Property

A gated development with private parking, manicured lawns and flowerbeds with mature shrubs and flowers.

General Information

Tenure: Leasehold

Length of Lease Remaining: Approx. 107 years remaining

Annual Ground Rent: Approx. £75 PA

Annual Service Charge: Approx. £1,398 per quarter

Service Charge Review Period; Reviewed Annually

Council Tax 'Band E'

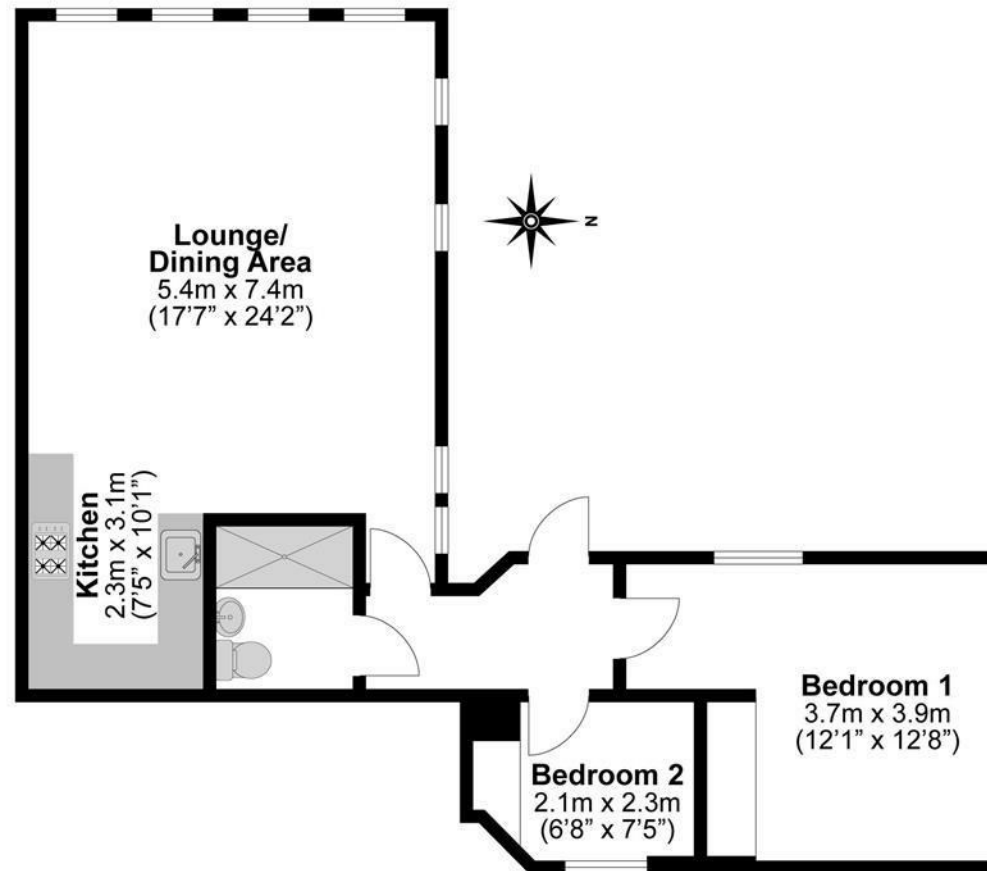
Legal Note

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
796 Square feet
74 Square metres



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