

**8 The Beeches, Oakley Green, Windsor, Berkshire, SL4 4LH**

**Offers in excess of £290,000**

Offered to the marketing with no onward chain is a beautifully presented first floor, one bedroom apartment. The property offers a spacious double bedroom, modern bathroom with a light and airy open plan kitchen and living area.

Having only been converted in 2019, the property offers a secure and peaceful outlook, allocated parking whilst only being walking distance to a variety of local transport links, amenities and schooling.

## 8 The Beeches, Oakley Green, Windsor, Berkshire, SL4 4LH

Nestled away from the road behind electric gates sits this handsome period property which has been beautifully converted into four extremely enviable one bedrooms apartments.

All the apartments have been built to an exacting standard to offer a very contemporary lifestyle whilst retaining many of the properties original period features. Each apartment will benefit from a peaceful and secluded setting along with allocated off road parking.

### Entrance

Through an entrance door with entry phone system into a communal hall. Enter into the property.

### Hall

Access to all rooms, storage cupboard housing the boiler.

### Open plan Kitchen and Living room

A light and airy open plan living space with wood effect flooring, dual aspect UPVC windows, radiator, space for free standing furniture, recess spotlights, TV and power points, space for dining table.

### Kitchen

Eye and base level high gloss units with an inset sink and drainer, recess spot lights, electric hob and oven below, extractor fan, integrated fridge freezer and washing machine.

### Bedroom

With a UPVC double glazed window, recess spotlights, radiator, power points and TV point.

### Bathroom

With a frosted UPVC double glazed window, tile enclosed bath with wall mounted rain head shower attachment, vanity basin, low level WC, recess spotlights and wall mounted mirror.

### Lease Information

Lease Term – 125 years

Lease Start Date – 2019

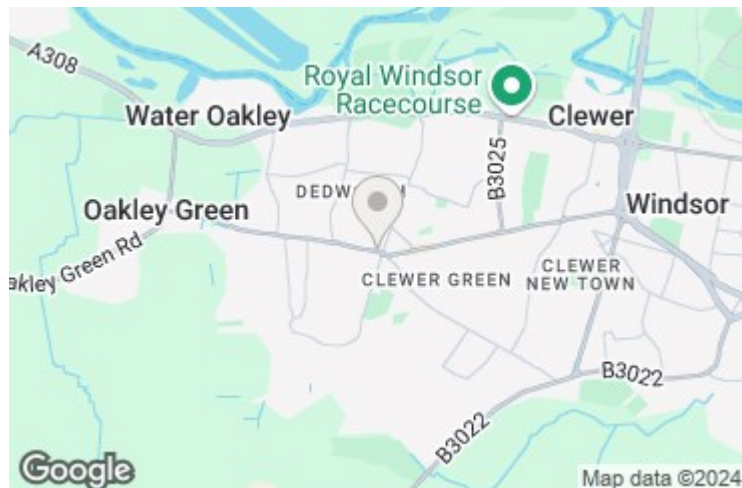
Lease Remaining - 125

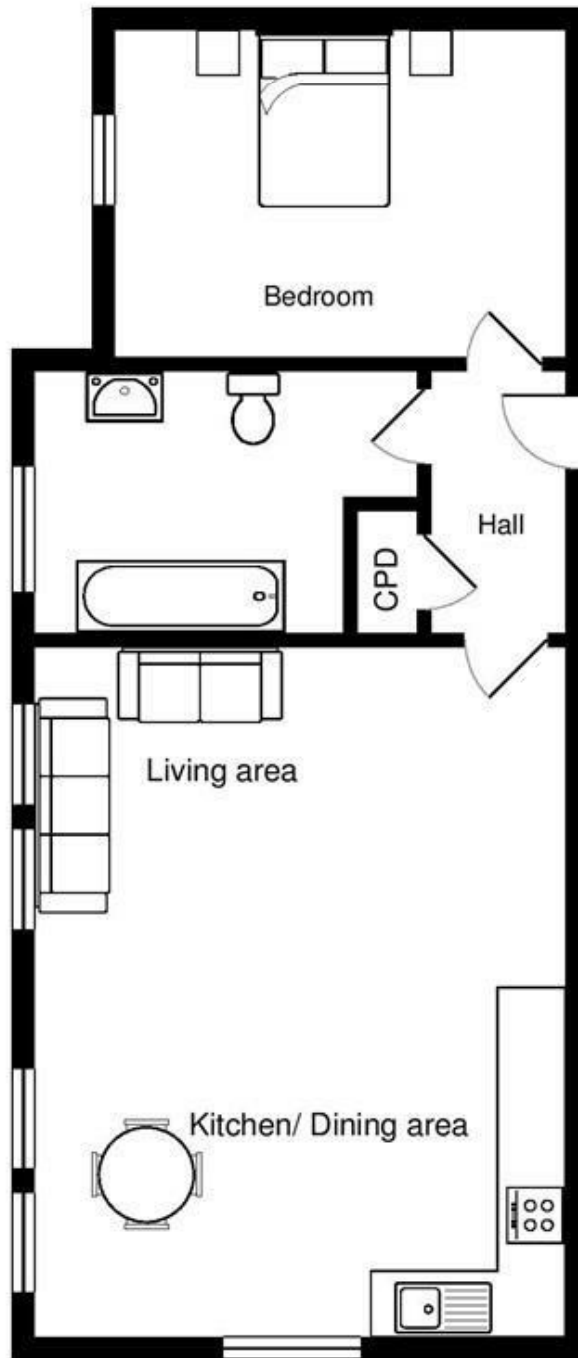
Service charge - £1,456 per annum

Ground rent - TBC

### 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 Approx Floor Area 592.01sq ft (55sqm)

All measurements are approximate and for display purposes

| Energy Efficiency Rating                    |   | Score  | Points |
|---|---|--------|--------|
| Very energy efficient - lower running costs | A | 92-100 | 35     |
| Energy efficient                            | B | 81-91  | 33     |
| Decent                                      | C | 69-80  | 31     |
| Below average                               | D | 55-68  | 29     |
| Poor  | E | 45-54  | 27     |
| Very poor                                   | F | 35-44  | 25     |
| Not energy efficient - higher running costs | G | 1-34   | 23     |

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 EPC Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Score | Points |
|---|---|-------|--------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A | 20-49 | 35     |
| Environmentally friendly  | B | 10-19 | 33     |
| Decent  | C | 0-9   | 31     |
| Below average   | D | 10-19 | 29     |
| Poor  | E | 20-29 | 27     |
| Very poor   | F | 30-39 | 25     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | G | 40-49 | 23     |

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