



**52 Smiths Lane, Windsor, Berkshire, SL4 5PG**  
**£350,000**

 **HORLER**

## 52 Smiths Lane, Windsor, Berkshire, SL4 5PG

Offered to the market is this immaculately presented two double bedroom first floor maisonette being one of two in a detached premises, having been tastefully modernised throughout by the current owners. The property comprises lounge through dining room, fitted kitchen, family bathroom and boasts having a private garden, off road parking, long lease, low service charges and further potential to extend S.T.P.P



### **Entrance**

Up an external flight of stairs, frosted glass panelled door leading: Stairs to the first floor landing:

### **Living room**

A double aspect room with windows overlooking the front and side of the property, tiled flooring, radiator, TV, telephone and power points.

### **Kitchen**

A fitted kitchen which comprises of a range of eye and base level contrasting wooden and black gloss units with a complementary work surface, inset sink with drainer, freestanding oven with a gas hob and extractor fan above, space for freestanding appliances including washing machine, dishwasher and fridge/freezer, window over the rear aspect, tiled up stand and flooring.

### **Bedroom one**

A double bedroom with fitted wardrobes with sliding mirrored doors, hanging and shelving space, double glazed window overlooking the front of the property, radiator, tiled flooring, TV and power points.

### **Bedroom two**

A second double bedroom with a double glazed window overlooking the rear of the property, fitted mirrored wardrobes, radiator, tiled flooring, power and TV points.

### **Bathroom**

A three piece white suite comprising of a panel enclosed bath with wall mounted shower and glass screen above, pedestal wash hand basin, low level W.C, chrome heated towel rail, tiled walls and flooring and a frosted window over the rear aspect.

### **Rear garden**

A great sized private garden at the rear of the plot being timber fenced enclosed with gate, being mainly laid to lawn with a paved patio and a timber garden shed.

### **Front of property**

Concrete off parking space for one car, paved path leading to front door.

### **General information:**

\*\*PHOTOS TAKEN PRIOR TO TENANT TAKING

### **OCCUPANCY\*\***

Lease term: 999 years

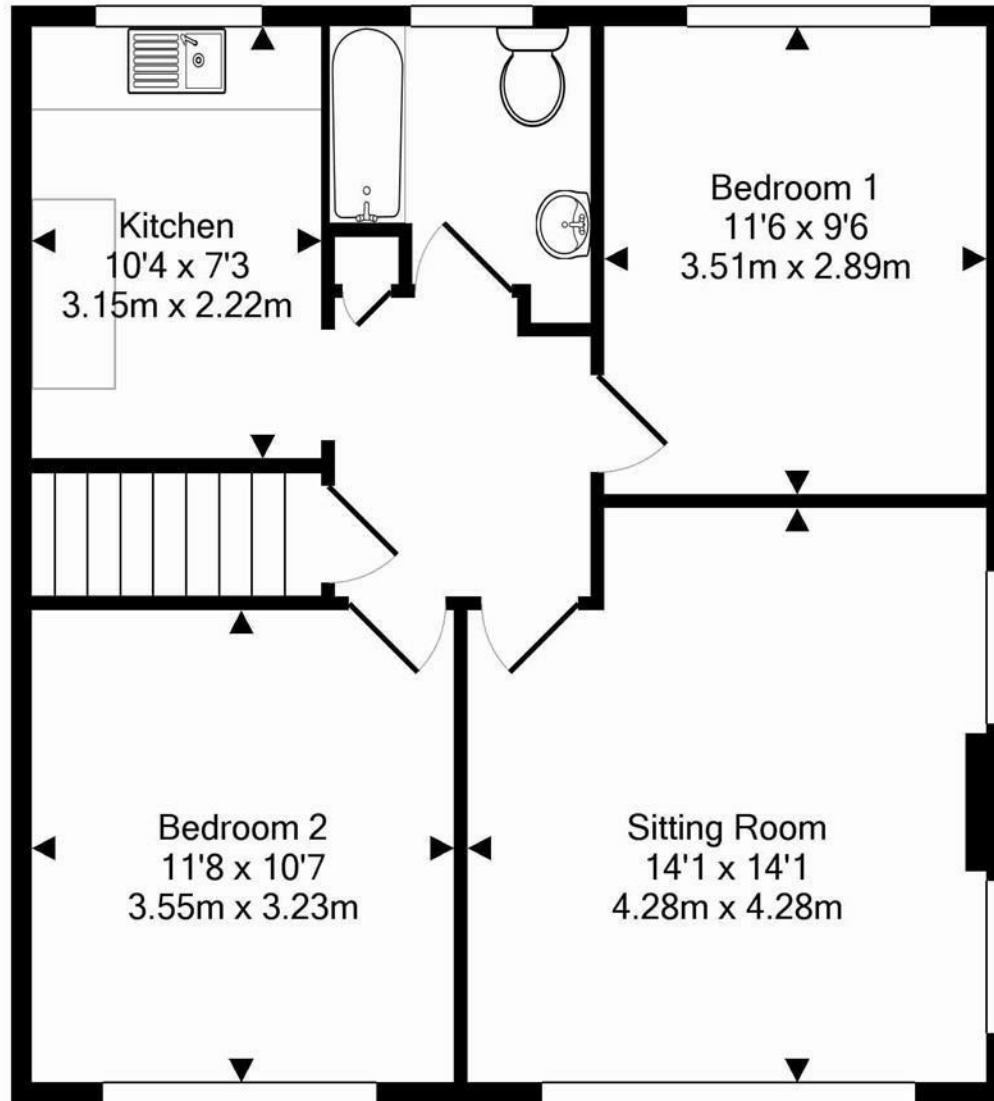
Lease years remaining: 936 years

Service charge: N/A

Ground rent: £10.00 per year







Total Approx. Floor Area 590 Sq.Ft. (54.8 Sq.M.)