

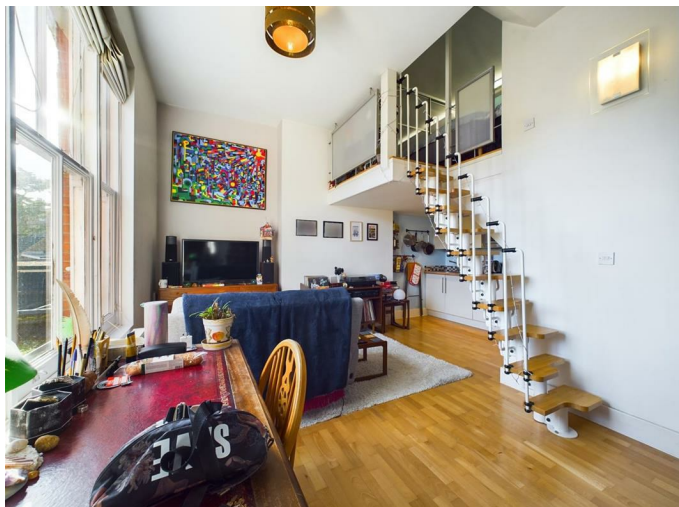


Apt 4 Ridings House 66-68 Alma Road, Windsor, SL4 3FJ  
Offers in excess of £225,000



## Apt 4 Ridings House 66-68 Alma Road, Windsor, SL4 3FJ

Located in the heart of Windsor town center, this charming one-bedroom duplex offers a unique opportunity to reside in a characterful building that exudes charm and history. The property boasts an allocated off-street parking space, a rare find in such a central location, ensuring convenience for residents and visitors alike.



With a generous 100-year lease, this home presents a secure investment for those looking to settle in one of the most sought-after areas in the UK. The duplex layout provides a sense of space and privacy, making it ideal for individuals or couples seeking a comfortable living environment.

Residents will appreciate the proximity to a diverse range of local amenities, including shops, cafes, and restaurants, all within a leisurely walking distance. Additionally, excellent transport links are readily accessible, making commuting to nearby towns and cities a breeze.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of modern living within a historic setting. Whether you are a first-time buyer or looking to downsize, this delightful duplex on Alma Road is a must-see. Embrace the opportunity to live in a vibrant community steeped in culture and history.

#### **General Information:**

Service charge: £1125.82 per year,

Ground rent: £250 per year,

Building insurance: £525 per year,

lease length: 125 years from 01 May 2009

#### **Legal Note:**

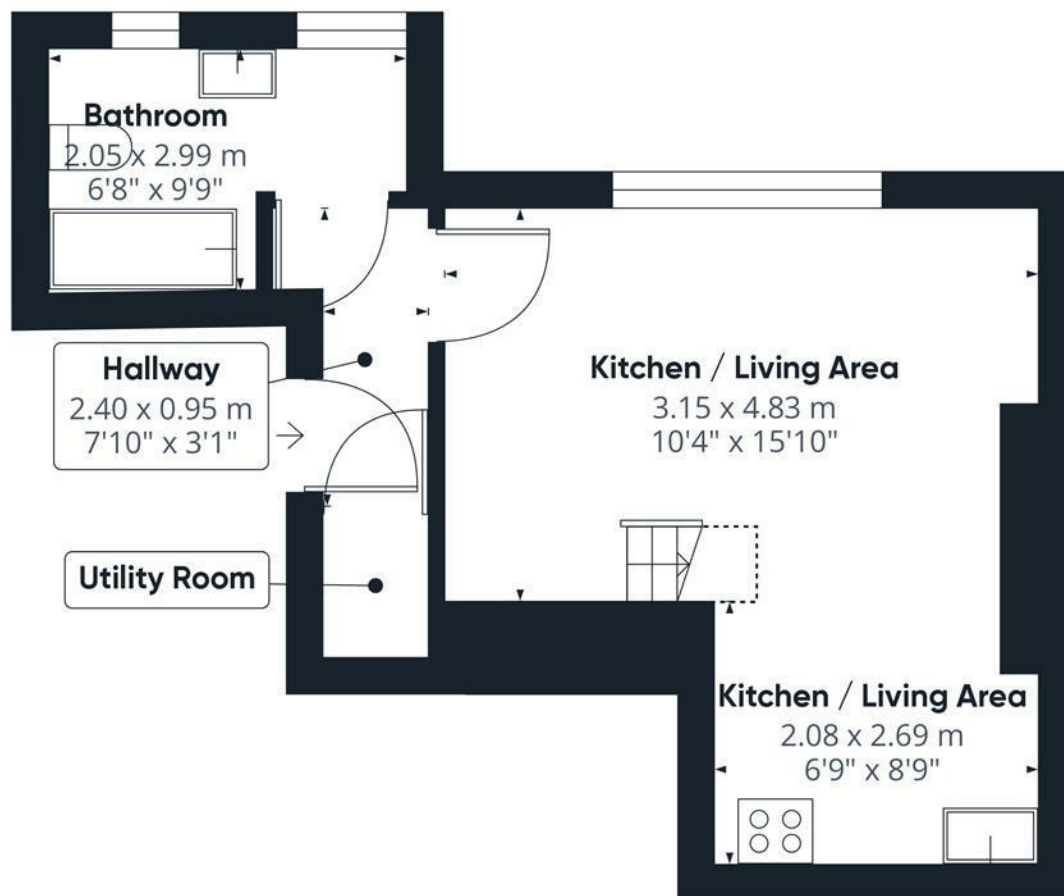
\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*



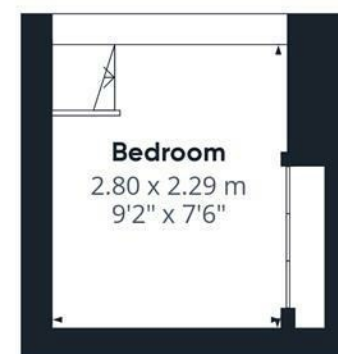








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

35.4 m<sup>2</sup>

381.04 ft<sup>2</sup>

**Reduced headroom**

0.64 m<sup>2</sup>

6.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**