



**Apartment 44, Castle View Retirement Village Helston Lane, Windsor, SL4 5GG
£440,000**

Listed to the market this spacious west facing 1 bed second floor apartment in the desirable Castle View Retirement Village.

The apartment benefits from light and airy living accommodation with doors leading to a private balcony, an open plan kitchen with top of the range fitted appliances, one double bedrooms with fitted wardrobes and storage, and a separate bathroom (accessible from the bedroom and hall) and of course 24/7 access to Castle View's award-winning communal facilities. For viewings, why not call today...



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Entrance

Entry to the development is through the main entrance leading to the reception area and lobby with an elevator/staircase to the second floor of the building and a corridor to your own front door.

Hallway

With doors leading to the living/dining, kitchen, bedroom and bathroom; multiple storage units and one containing a washing machine/tumble dryer; range of base level power points.

Living/Dining Room

With front and side aspect UPVC double glazed window walls and door to full length balcony, fitted carpet, downlights, tv and power points.

Kitchen

Fully integrated kitchen with a range of eye and base level units, complementary work surface, mid-level oven, microwave, induction hob with overhead extractor fan, fridge/freezer, inset kitchen sink with mixer tap and mid-level power points.

Bedroom

Front aspect UPVC double glazed window, radiator, wall to wall carpet, fitted storage/wardrobe with hanging space and power points, with direct access to bathroom.

Bathroom

Fitted bath, wall-hung wash hand basin with storage, low level wc, tiled walls and floor and heated towel rail.

General Information

- Service Charge £6688.00 per annum
- No ground rent
- Length of Lease 250 years on completion
- Underground parking available- Price on application
- Council Tax Band 'E'
- Deferred community fee applies. For more details about both types of Community Fees, please ask the Castle View Sales Team for a copy of the Purchase Fact Sheet.

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.

