



**Apartment 22, Castle View Retirement Village Helston Lane, Windsor, SL4 5GG**  
**£610,000**



## Apartment 22, Castle View Retirement Village Helston Lane, Windsor, SL4 5GG

Listed to the market this spacious brand new east facing 2 bed first floor apartment in the desirable Castle View Retirement Village with views towards Windsor Castle and The River Thames.

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, two double bedrooms (one with ensuite shower room) both with fitted wardrobes and storage, and a separate bathroom and of course 24/7 access to Castle View's award winning communal facilities.

For viewings, why not call today...



## Summary

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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 first floor of the building and a corridor to your own front door.

## Hallway

With doors leading to the living/dining/kitchen area, bedrooms 1 and 2 and bathroom; multiple storage units and one containing a washing machine/tumble dryer; range of base level power points.

## Living/Dining Room/Kitchen

With front and side aspect UPVC double glazed window walls and door to full length wrap-around balcony overlooking Windsor Castle, fitted carpet, downlights, tv and power points, a fully integrated kitchen with a range of eye and base level units, complementary work surface, mid-level oven, microwave, Electric hob with overhead extractor fan, fridge/freezer, inset kitchen sink with mixer tap and mid-level power points.

## Bedroom 1 PLUS Ensuite

With front aspect window wall and door to balcony, fitted storage/wardrobes with hanging space, wall to wall carpet, power points, radiator, and entry to ensuite with generously sized shower cubicle, low level wc, wall-hung wash hand basin with storage, further eye level cabinets with mirrored doors, heated towel rail and partially tiled walls and floor.

## Bedroom 2

Front aspect UPVC double glazed window, radiator, wall

to wall carpet, fitted storage/wardrobe with hanging space and power points.

## 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 £9158.00 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\*\*\*.







Valued up to  
**£18,000**



**CASTLE VIEW**

RETIREMENT LIVING | WINDSOR

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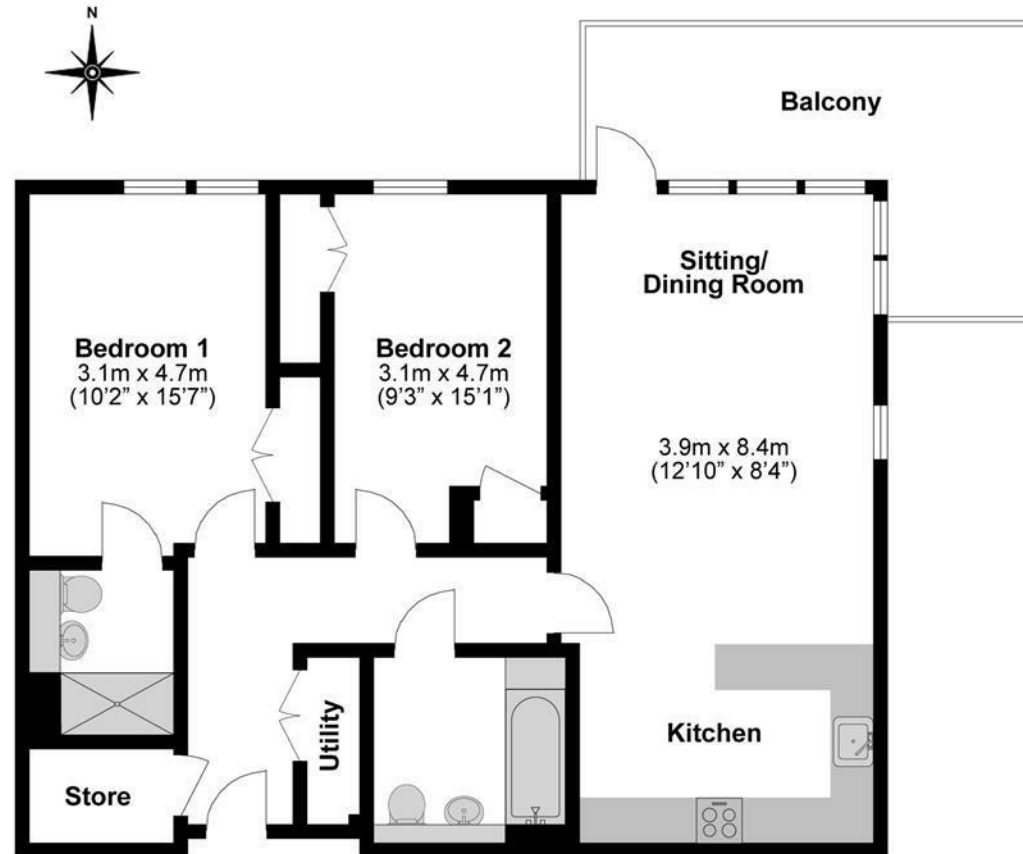
Incentives uniquely customised  
for YOU, on selected properties  
at Castle View, Windsor



APPROVED  
OPERATOR

[castleviewwindsor.co.uk](http://castleviewwindsor.co.uk)

**Total Approximate Floor Area**  
1054 Square feet  
98 Square metres



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