



8 The Courtyard, 4 High Street, Windsor, SL4 1LD
£390,000

 **HORLER**

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Nestled in the heart of Windsor, this charming two-bedroom second-floor apartment occupies an enviable position just moments from the Guild Hall, St John the Baptist Church, the Long Walk, Peascod Street, and the gates of Windsor Castle.

Brought to the market for the first time in 15 years, the apartment is set within a private courtyard, offering both convenience and tranquillity. It is accessible by stairs and lift and further benefits from a dedicated, secure parking space – a rare advantage in this central location.

Surrounded by Windsor's rich history, the property is ideally placed for local shopping, dining, and leisure on Peascod Street and the surrounding High Street. Excellent transport connections are available nearby at Windsor & Eton Central and Riverside stations, making it a practical choice for commuters.

Whether for a home, rental, or investment, this apartment presents an outstanding opportunity to secure a residence in one of Windsor's most sought-after addresses.

Call today on 01753 621234 to arrange a viewing.



Property Summary

Step inside this second-floor apartment, and you'll immediately notice its sense of space and light. The open-plan living and dining area flows into a well-equipped kitchen with a range of fitted units and integrated appliances. It's a versatile space, equally suited to everyday meals or entertaining, while dual-aspect windows bring in plenty of natural light throughout the year.

The main bedroom is generously sized, offering a peaceful retreat, while the second double bedroom provides flexibility for guests, a home office, or additional storage. A well-presented bathroom completes the accommodation with a clean, modern finish.

The apartment is easily accessed via stairs or lift. Positioned in the heart of Windsor, it combines the character of this historic town — with its riverside walks, boutique shops, and restaurants — with the ease of modern living. Ideal as a home, weekend base, or investment.

General Information

Leasehold - remining lease 87 - New lease offered upon a successful completion

Service Charge Approx. £1,800 every 6 months

Council Tax Band 'D'

Investment Opportunity

Standard Tenancy current market rental value: £1700 pcm

Potential Rental Yield: 5.4%

**** Short Term Rental Potential****

Potential Net Annual Income of £19,750 per annum

Gross Yield of 13.1%

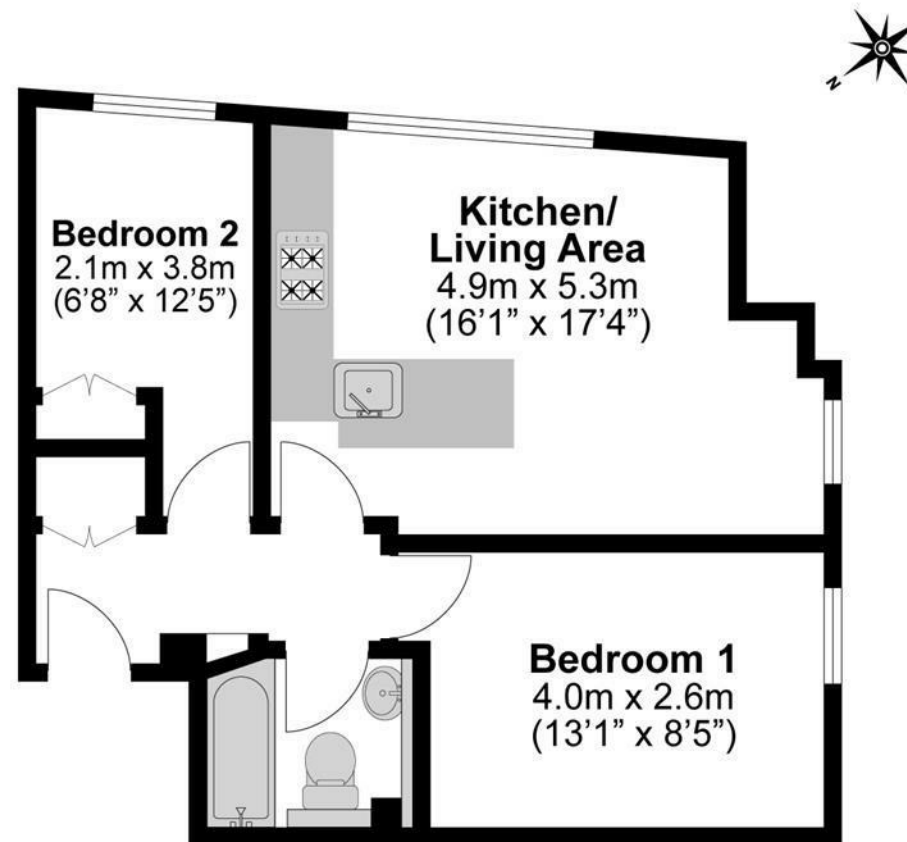
With potential return on investment of 22.4% plus.

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







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