



## Apartment 42, Castle View Retirement Village Helston Lane, Windsor, SL4 5GG £685,000

Listed to the market this spacious 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.

Service Charge £9965.00 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.



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>84</b> |                            |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                            |
|-----------------------------------------------------|---------|----------------------------|
|                                                     | Current | Potential                  |
| Very environmentally friendly - lower CO2 emissions |         |                            |
| (92 plus) A                                         |         |                            |
| (81-91) B                                           |         |                            |
| (69-80) C                                           |         |                            |
| (55-68) D                                           |         |                            |
| (39-54) E                                           |         |                            |
| (21-38) F                                           |         |                            |
| (1-20) G                                            |         |                            |
| Not environmentally friendly - higher CO2 emissions |         |                            |
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