



SIMMONS & SON



Maidenhead Road, Windsor, SL4 5EQ

Offers In Excess Of £475,000 Share of Freehold

Simmons & Son are proud to present to the market this beautiful Victorian townhouse conversion located on Maidenhead Road in Windsor. This stylish property boasts character and modern touches, offering a perfect blend of old-world charm and contemporary living.

As you step into the property, you are greeted by a reception room that exudes warmth and character. With two spacious bedrooms and a refurbished bathroom, this flat provides comfortable living spaces ideal for relaxation.

The highlight of this home is the modern open kitchen/diner that seamlessly flows into a beautifully landscaped garden. Imagine enjoying your morning coffee or hosting intimate gatherings in this delightful outdoor space.

Convenience is key with residents permit parking available, ensuring you never have to worry about purchasing a parking spot. Additionally, the property's share of freehold and low service charge make it a practical choice for homeowners.

Situated within walking distance to Windsor Castle, shops, bars and restaurants, this flat offers the perfect blend of tranquillity and city living. Whether you're looking to explore historical landmarks or indulge in retail therapy and dining experiences, this location caters to all your needs.

Don't miss the opportunity to own a piece of Windsor's history with this Victorian gem. Book a viewing today and envision the endless possibilities this property has to offer.



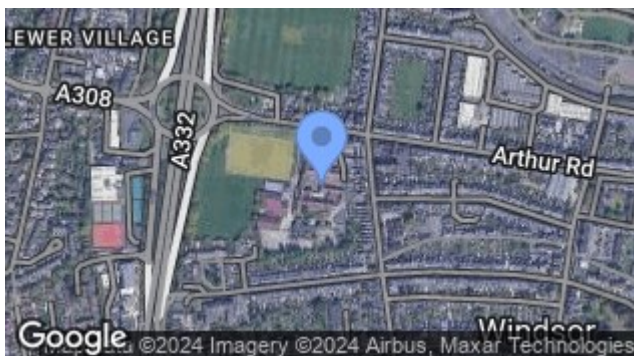
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Total area: approx. 90.0 sq. metres (968.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose. Plan produced using PlanUp.

- Ground Floor Garden Flat
- Character Features
- Beautifully Presented
- New Boiler Installed January 2024
- Walk to Windsor & Eton Central & Riverside Train Stations
- Residents Permit Road Parking £50 pa
- Share of Freehold (original 999 year lease)
- SC: £100 per month including Buildings Insurance & GR: £0 pa
- RBWM Council Tax Band: C
- EPC: D
- £1485.69 pa



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmonds & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmonds & Son.