



**SIMMONS & SON**



**Christian Square, Windsor, SL4 1TB**

**Price £280,000 Leasehold**

**THREE BEDROOM APARTMENT - CLOSE TO WINDSOR TOWN CENTRE**

Spacious three bedroom, first floor flat with a balcony. 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.

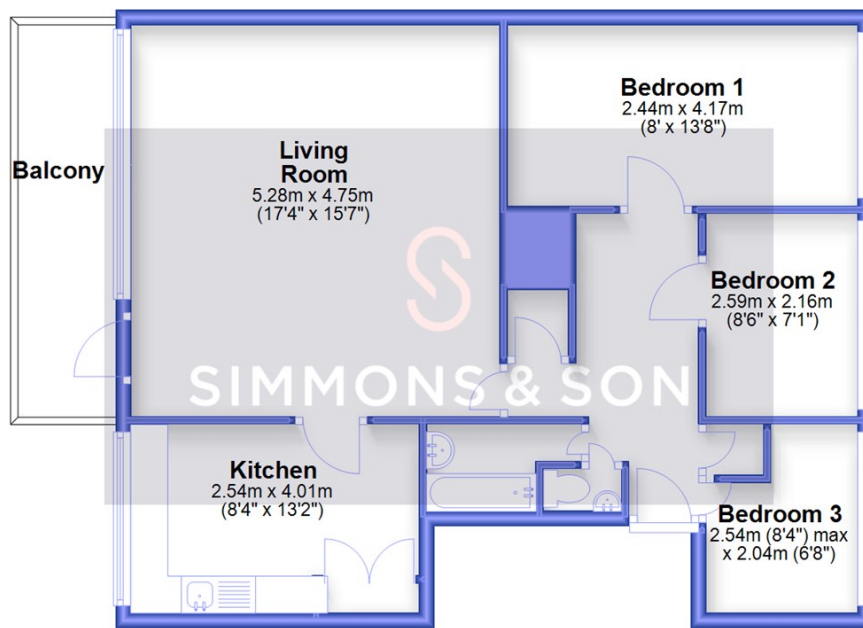
The property does require full refurbishment.



# Christian Square, Windsor, Windsor & Maidenhead, SL4 1TB



## First Floor



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.

- 3 Bedroom Flat
- First Floor
- Balcony
- Walking distance to Windsor Town Center
- In Need Of Refurbishment
- No Onward Chain
- Annual GR- £5.50
- Annual SC- £476.86
- 125 Years Remaining
- EPC - D
- Council Tax - C



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			
<b>England &amp; Wales</b>		61	66
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		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 Simmons & 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 Simmons & Son.