



43 Bodley Quarter 2A Hanover Way, Vale Road, Windsor, SL4 5NL

Price Guide £250,000

- QUIET WINDSOR LOCATION
- ALLOCATED PARKING SPACE
- LOW SERVICE CHARGES
- LARGE PRIVATE TERRACE
- LONG LEASE
- WALKING DISTANCE TO LOCAL SHOPS
- OVERLOOKING MANOR PARK RECREATIONAL GROUND
- STILL UNDER NEW BUILD WARRANTY
- EPC BAND B

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**** LOW OUTGOINGS OF ONLY £71.64 PER MONTH FOR SERVICE CHARGES, MANAGEMENT AND BUILDING INSURANCE SO IDEAL BUY TO LET AND ONLY 1.2 MILES TO WINDSOR STATION AND BUILDING STILL UNDER WARRANTY UNTIL 2028****



Council Tax Band: C



*** PRIVATE BALCONY OVERLOOKING THE PARK AND ONLY 1.2 MILES TO WINDSOR STATION. IDEAL HOME OR BUY TO LET AS LOW OUTGOINGS OF ONLY £71.64 PER MONTH FOR SERVICE CHARGES, MANAGEMENT AND BUILDING INSURANCE**

A wonderful opportunity to purchase a large one-bedroom apartment in a new development (built in 2018) called Bodley Quarter, which is still under the New Build Warranty until 2028.

The property is located on the 2nd floor and is one of only 12 flats in the block. The home is naturally bright throughout, especially as the bedroom and the reception room back straight onto the park, which provide unobstructed open views at the rear. There is also the unique advantage of having a large private balcony with enough room to put a table and chairs outside for alfresco dining.

The building feels very safe with a large entrance on the ground floor and an electronic entry system. There is a private parking space right outside the building and the option to purchase additional spaces should you wish.

The property comes with a fully fitted kitchen (including fridge/freezer, dishwasher and oven with electric hob, a utility cupboard with washer/dryer, a double bedroom with wall length built in wardrobes and a modern bathroom with wall storage and a shower attachment over the bath, as well as plenty of storage cupboards and air filtration system which purifies the air.

LOCATION

The property is centrally located, just off Vale Road, approximately 0.3 miles from the nearest school and 1.2 miles from Windsor Central Station. There is a nursery just around the corner as well as a baby Hub at the Manor Family Hub on Manor Road. The nearest doctors surgery is just across the road and so is the Five Star Gym.

The nearest bus stop and local newsagents and Post office is also just on Vale Road, around the corner, and one can walk to the local shops on Dedworth Road in less than five minutes, including the Coop, Costa coffee, Papa Johns Pizza, Pharmacy, Binoy Indian restaurant and takeaway amongst many others.

The Windsor Racecourse is nearby off the Maidenhead Road, as is the Windsor Marina, and there are many local restaurants there including the Harvester and GoGo's which is situated overlooking the river.

The property backs onto Dedworth Manor Park, which often has social activities on the weekend including football and rounders, and the Pirate park is a popular choice which is situated at Clewer Memorial Recreational ground which also features free parking and Woody's Café.

One can also walk to Windsor Town centre in approximately 25 minutes.

ACCOMMODATION

Open plan living/dining room/Kitchen
1 Double bedroom with fully fitted wardrobes
Family Bathroom with fitted mirrored storage
Utility Cupboard with washer/dryer and air purification system
Storage cupboard with electric meter
1 allocated parking space

PAYMENTS

SERVICE CHARGE = £51.73 PER MONTH
INSURANCE= £7.91 per month
MANAGEMENT CHARGE = £12 per month

STATION (*straight line distances)

1.2 miles Windsor & Eton Central
1.3 mile to Windsor & Eton Riverside

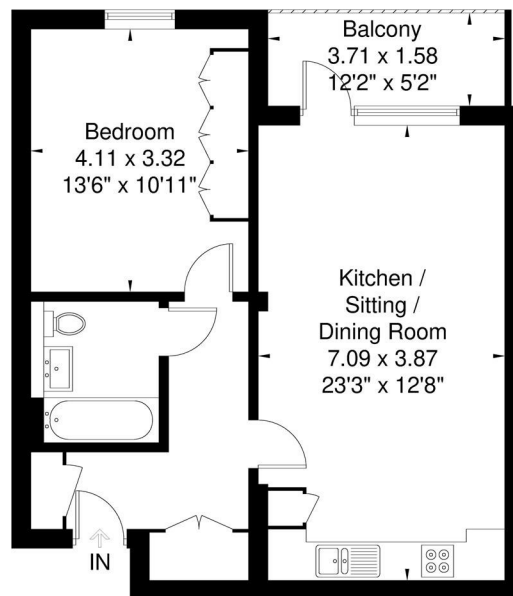
SCHOOLS

- 0.3 miles to St Edwards Middle School
- 0.3 miles to St Edwards Catholic first school
- 0.4 miles to Dedworth Middle School
- 0.4 miles to Dedworth Green First School
- 0.5 miles to Hilltop first school
- 0.5 miles to Clewer Green C of E First School
- 0.6 miles to Oakfield First School
- 0.7 miles to Windsor Girls School
- 0.7 miles to Homer First School and Nursery
- 0.7 miles to Windsor Boys School
- 0.8 miles to Trinity St Stephen C of E First School

IMPORTANT INFORMATION

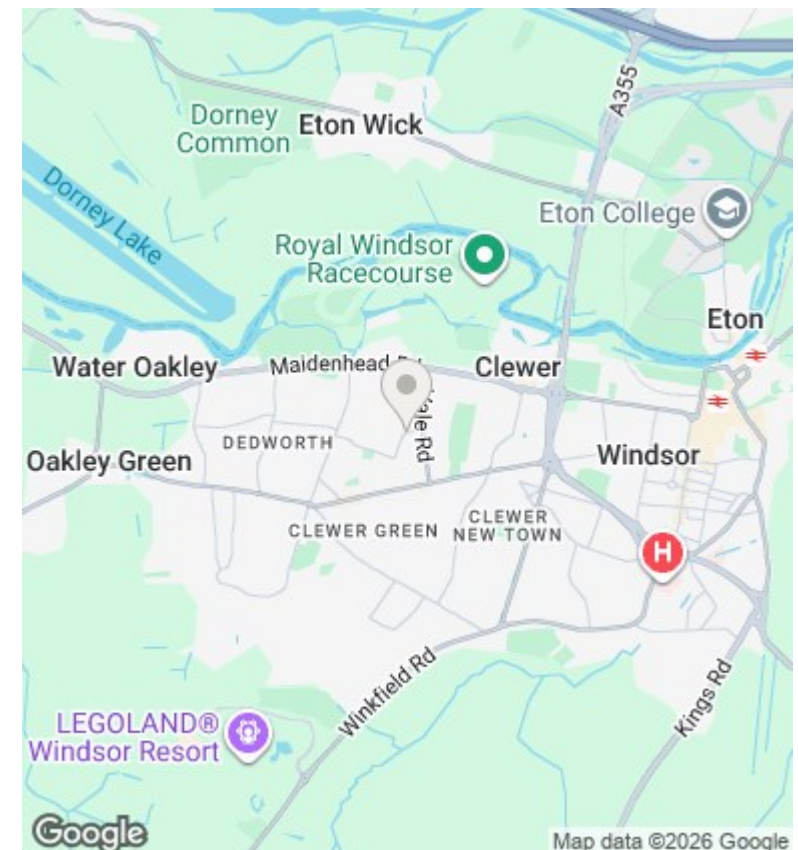
EPC: Band B
Council Tax: Band C (£1608.10 for year 2025/26)
Lease: 118 years remaining (125 years from 19th December 2018)
Parking space is number 12 as it is based on the plot number
Abri Homes
There is no lift in the block. It is on the 2nd floor up 4 flights of stairs

Bodley Quarter
Approximate Gross Internal Area = 56.1 sq m / 603 sq ft



Second Floor

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



Directions

Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(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