



Horton, Berkshire

Offers in region of £230,000 Leasehold

B. S. BENNETT

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A well presented two bedroom ground floor apartment located in the pretty semi-rural Village of Horton. The accommodation comprises: two double bedrooms, bathroom, lounge, fully fitted well planned kitchen, secure entry system, communal garden, gas central heating, UPVC Georgian style double-glazed windows throughout. The property also benefits off-street parking for one car. Conveniently situated in the Heart of Horton Village and within easy access of Motorway Networks M25/M3/M4 and Heathrow Airport. Wraysbury and Sunnymeads Railway Stations serving the Windsor and Waterloo Line are within a short driving distance. Energy rating: C

Summary:

entrance hall | lounge | fully fitted kitchen | 2 double bedrooms | bathroom | secure entry system | communal garden | off-street parking (1 car) | gas central heating | UPVC Georgian style double glazed windows

Location:

Horton is a semi-rural village within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Conveniently situated within easy reach of the Motorway network M4, M25, M3 and London Heathrow Airport. Ideal for commuters with Wraysbury and Datchet stations providing direct links into Windsor & London Waterloo. Both Staines and Windsor are within a four/six-mile drive.

Services:

Mains gas, electricity and water. Mains drainage.

Broadband Availability (according to [ofcom.org.uk](https://www.ofcom.gov.uk)): Standard and Ultrafast Full Fibre.

For mobile voice and data coverage: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://www.ofcom.gov.uk/en-gb/mobile-coverage)

Lease and service charge information:

Lease Term: 125 years from 1st April 2004

Lease Term Remaining: 104 years

Lease End Date: 1st April 2108

Ground Rent: £100 Annually until 2029

Annual Service Charge: The seller is currently paying: £2,068.00

Local authority:

Royal Borough of Windsor & Maidenhead, Town Hall, St.Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone 01628 798888

Web: www.rbwm.gov.uk

Council Tax Band: C

Payable 2025/26: £1,667.19



B.S. Bennett Estate Agents

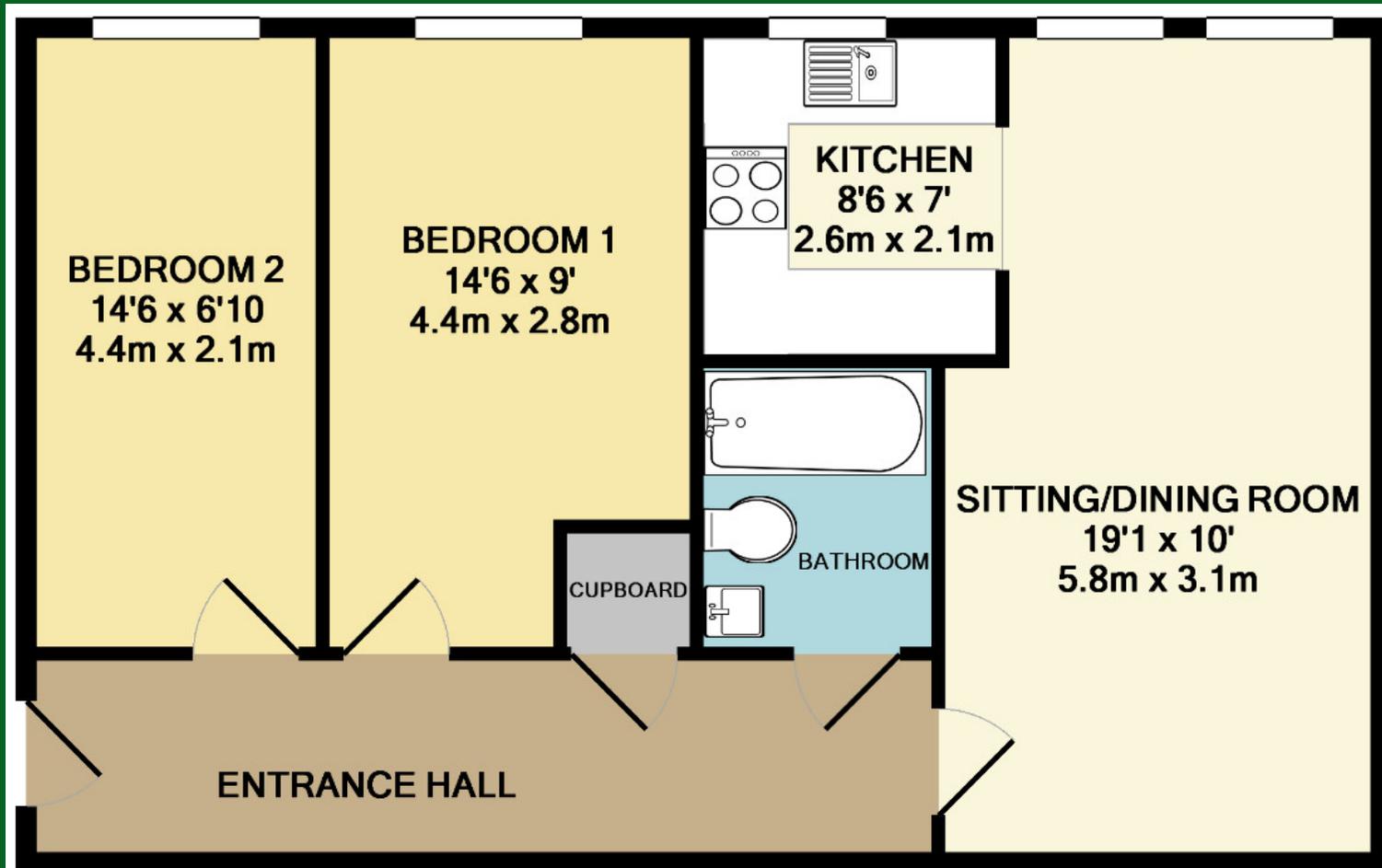
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TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.