



CONVENT COURT HATCH LANE, WINDSOR, BERKSHIRE, SL43RQ

Asking Price £395,000

- NO ONWARD CHAIN
- PRIVATE PARKING
- 0.3 MILES TO THE NEAREST SCHOOL
- GATED DEVELOPMENT
- VERY GENEROUS COMMUNAL GARDENS
- 1 MILE TO WINDSOR CENTRAL STATION
- 1ST AND 2ND FLOOR DUPLEX
- PERIOD CONVERSION
- WALKING DISTANCE TO WINDSOR TOWN CENTRE

CONVENT COURT HATCH LANE, WINDSOR SL43RQ

**FULLY MODERNISED 1144 SQ FT 3 BEDROOM 2 BATHROOM PERIOD CONVERSION APARTMENT IN A GATED BLOCK OFF HATCH LANE, ONLY 0.3 MILES FROM THE NEAREST SCHOOL AND 1 MILE FROM WINDSOR CENTRAL STATION **



Council Tax Band: F



A fully modernised 3 bedroom, 2 bathroom duplex located in sought after Convent Court, in the heart of Windsor, just off Hatch Lane, only 1 mile from Windsor Central Station and 0.3 miles from the nearest school.

The property is situated in a secure gated development with a fob and code entry system, and comes with private parking, a lift in the block and generous communal gardens. It also has a long lease (104 years).

The converted apartment, although renovated internally, still benefits from oodles of character as the period features have been left within, such as a ground floor fireplace, high ceilings on the 1st floor and vaulted ceilings on the 2nd floor.

The property would make a wonderful home as well as a very popular rental investment, due to its location that's within walking distance to the town centre and local amenities.

There is also the benefit of no onward chain, so one can complete on this property as soon as possible.

LOCATION AND AMENITIES

Convent Court is very popular as it is very conveniently positioned near to numerous schools and is still within walking distance to Windsor Town Centre.

There is easy access to the M4 motorway and Windsor Central Station is only 1 mile away (which connects to the Elizabeth line) and one is 1.2 miles from Windsor & Eton Riverside (which connects directly to Waterloo). There is also access to the Go2Gate bus which takes you directly to Heathrow Airport for a minimal fare.

There are many local restaurants nearby including Gogo's, which is situated on the waterfront of Windsor Marina and features a roof terrace as well as The Windsor Lad Harvester. One is also within walking distance of Costa Coffee, a local pharmacy, a doctors surgery (just around the corner of Vale Road), a nail bar, hairdressers, many choices of takeaways as well as convenience stores including Tesco Express, Budgens and the Coop.

There is a gym called 5 Star situated less than a 5 minute walk away on Vale Road, and the Windsor Leisure Centre is close by, which benefits from 2 swimming pools, exercise classes, a gym, sauna and childcare.

The Clewer Recreational ground is situated a 10 minute walk away and this is a great spot for playing, walking the dog, or simply having a coffee or a bite to eat in the cafe. There is also the famous "Pirate Park" which is great for children.

There are various supermarkets a couple of minutes drive away, such as Tesco and Aldi, and M&S, Waitrose and Tesco express can be found in Windsor Town Centre.

ACCOMMODATION

- 3 Bedrooms
- 2 Bathrooms

- Reception Room
- Kitchen/dining room
- Private Parking
- Communal gardens

Important information

- Council tax: Band F (£2613.17 for 2025/26)
- EPC: Band E
- Service Charge £6,177 PA we have been informed by owner
- Ground rent £250 we have been informed by owner
- Leasehold (104 years remaining- 125 years from 1st January 2005)
- Royal Borough of Windsor and Maidenhead
- Gas cooking hob
- Gas central heating
- Convent Court is a converted development of apartments, which was once St John The Baptist Convent and there is still a chapel on the ground floor in existence within the building.

STATIONS (*straight line distances)

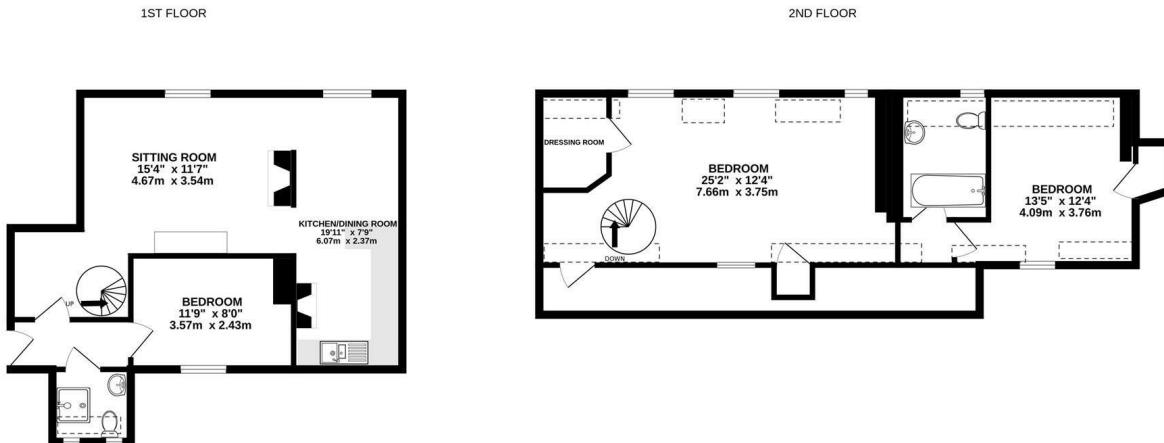
1 mile to Windsor Central Station
1.2 miles to Windsor & Eton Riverside Station

SCHOOLS

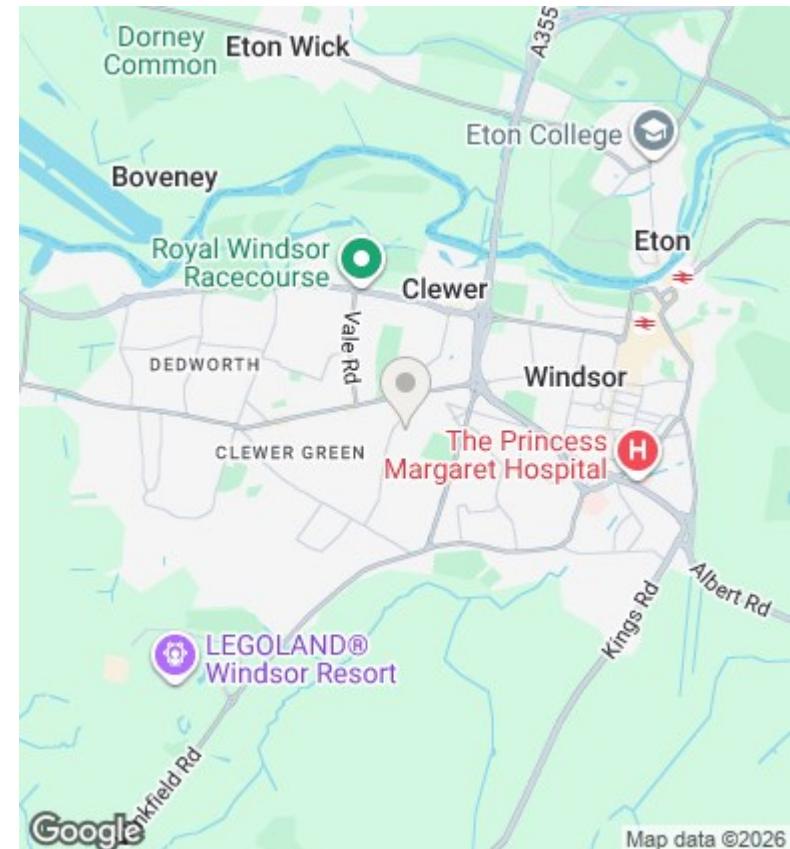
- 0.3 miles to Clewer Green C of E First School
- 0.3 miles to St Edward's Royal Free Middle School
- 0.3 miles to St Edward's Catholic First School
- 0.3 miles to Oakfield First School
- 0.4 miles to Windsor Girls School
- 0.5 miles to Hilltop First School
- 0.6 miles to Windsor Boys School
- 0.6 miles to Trinity St Stephen C of E First School
- 0.6 miles to Dedworth Middle School
- 0.7 miles to Dedworth Green First School
- 0.8 miles to Upton House School
- 0.9 miles to Trevelyan Middle School
- 0.9 miles to Homer First School and Nursery
- 1.2 miles to St Georges School Windsor Castle Prep school

Legal Note

*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract.



TOTAL FLOOR AREA: 1144sq.ft. (106.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC