



SIMMONS & SON



St. Leonards Road, Windsor, SL4 3BU

Price Guide £450,000 Leasehold

Nestled in the heart of Windsor on St. Leonards Road, this charming split level maisonette offers a delightful blend of character and modern living. Built in 1871, the property boasts an impressive 844 square feet of well-designed space, featuring two spacious bedrooms and a contemporary shower room.

As you enter via an attractive front door, you are welcomed into a small entrance lobby with a meter storage cupboard and stairs rising to the first floor. The first floor has a landing with storage and double bedroom, an open plan sitting room that is both inviting and stylish. The high gloss kitchen seamlessly integrates with the living area, making it perfect for entertaining or enjoying a quiet evening at home. The large sash windows allow natural light to flood the space, accentuating the double height ceiling and enhancing the overall sense of openness.

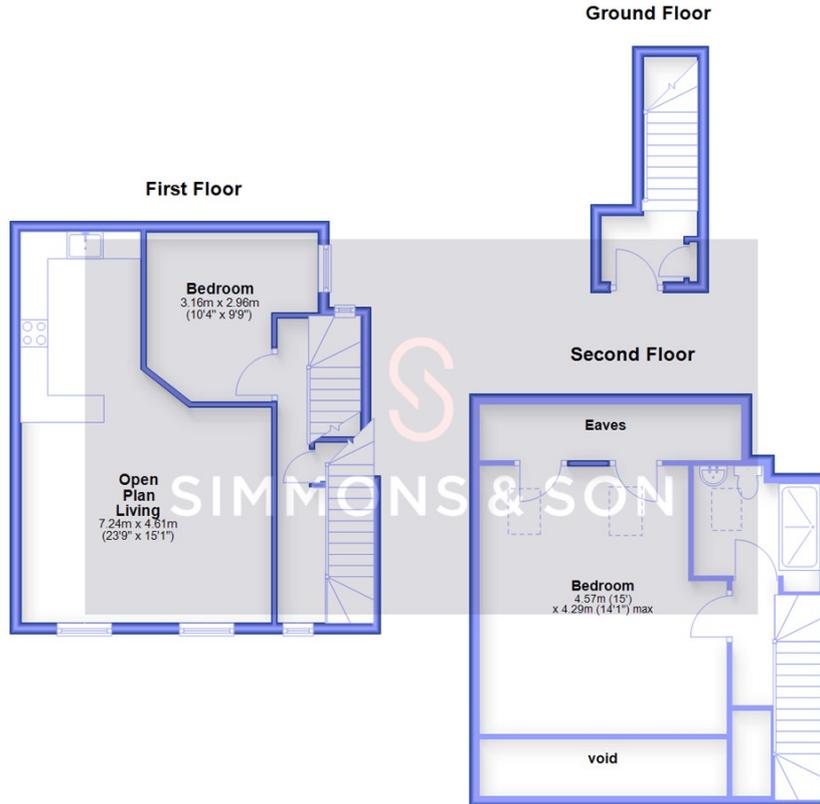
Storage is plentiful throughout the maisonette, ensuring that your living space remains clutter-free and organised. The character of the building is evident, with its period features adding a unique charm that is hard to find in modern properties.

Location is key, and this maisonette does not disappoint. With excellent transport links to London, commuting is a breeze. Additionally, you are just a short stroll away from the iconic Windsor Castle, as well as a variety of local restaurants and amenities that make this area so desirable.

This property is perfect for those seeking a blend of historical charm and modern convenience in one of the UK's most picturesque towns. Whether you are looking to buy or rent, this maisonette is a wonderful opportunity to experience the best of Windsor living.

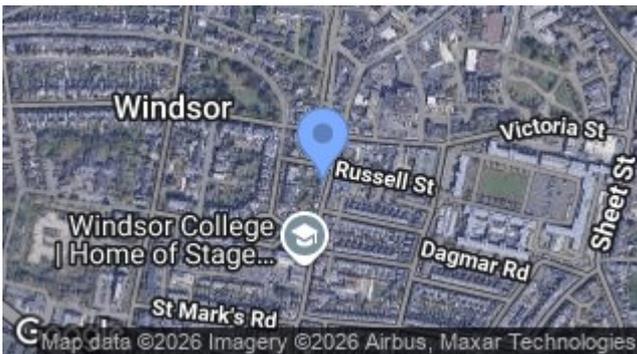


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation 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.

- Stylish Two Bedroom Split Level Maisonette
- Open Plan Sitting Room with Modern Fitted Kitchen
- Contemporary Shower Room
- Character Building with Large Sash Windows & Double Height Ceiling
- Excellent Transport Links
- Located in Windsor Town Centre
- £0 Service Charges, £175 Per Annum Ground Rent, £482.14 Per Annum Buildings Insurance
- Lease : 103 Years Remaining
- Council Tax Band : C
- EPC : 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			
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	

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