



## 14 Wigginton House High Street, Eton, Windsor, SL4 6AF

Price Guide £299,995

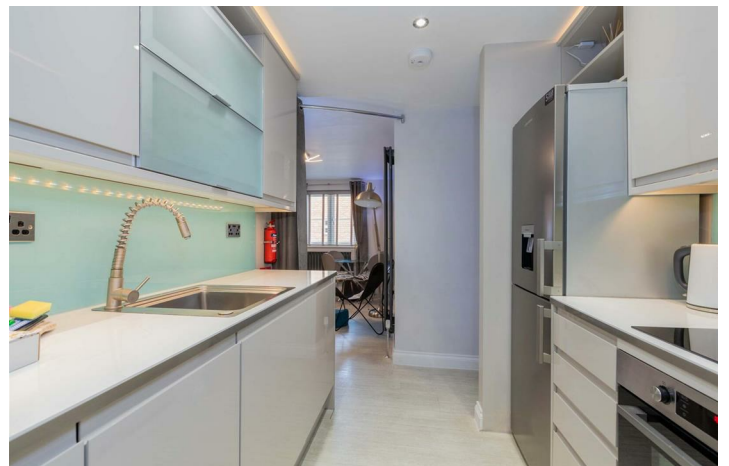
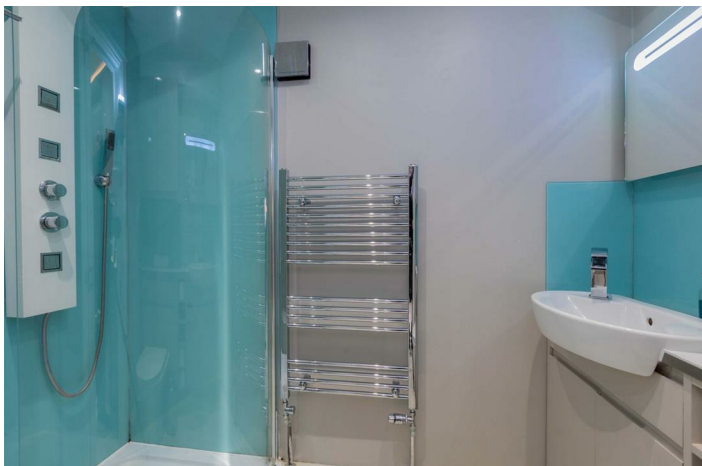
- NO CHAIN
- FULLY MODERNISED
- 0.3 MILES TO STATION
- LARGE PRIVATE UNDERCOVER PARKING SPACE
- 1ST FLOOR
- 962 YEAR LEASE
- SMART HOME
- JUST OFF ETON HIGH STREET
- WALKING DISTANCE TO WINDSOR TOWN CENTRE

# 14 Wiggington House High Street, Windsor SL4 6AF

**\*\*FULLY MODERNISED SMART APARTMENT WITH UNDERCOVER PRIVATE PARKING JUST OFF ETON HIGH STREET AND ONLY 0.3 MILES FROM WINDSOR & ETON STATION AND 2 MINUTES WALK FROM ETON COLLEGE BENEFITTING FROM NO ONWARD CHAIN\*\***



Council Tax Band: C



A fully and recently modernised 1st floor one bedroom apartment with allocated private parking space situated just off Eton high street, very centrally located only 0.3 miles from Eton & Windsor Riverside station.

The property has been fully modernised by the current owner and features many SMART features including Smart manual and WIFI controllable central and underfloor heating system, with combi boiler, using the Nest App, Smart manual and WIFI controllable multi-coloured lighting (using Philips Hue App and controllers, a light-up anti-fog mirror in the bathroom and automatic switch off lights. The kitchen is fully-fitted and there are built in mirrored wardrobes with storage drawers and hanging space in the master bedroom which of course will be remaining.

The lease is going to be extended upon completion so the new owner will benefit from 990 years from the lease commencement.

The apartment feels very safe as it is located in a small development with only 4 flats in this section and there is an entry door system as well as an indoor locked box for post.

The property would make a wonderful home or pied-de-terre as well as a great investment as it is so close to Windsor and Eton high streets, and less than a 5 minute walk from the Windsor & Maidenhead station which provides a direct line straight to Waterloo.

There are numerous pubs, cafes and restaurants on Eton High street, as well as numerous independent little shops, boutiques and deli's and there is a beautiful walk across the Brocas fields behind, which runs alongside the Thames riverside and offers wonderful views of Windsor Castle.

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

#### LOCATION AND AMENITIES

There is easy access to the M4 motorway and Windsor Central Station is only 0.5 miles away (which connects to the Elizabeth line) and one is 0.3 miles from Windsor & Eton Riverside (which connects directly to Waterloo).

One is also within walking distance of Costa Coffee, a local pharmacy, a doctors surgery (just around the corner on Eton High Street), a nail bar, hairdressers, many choices of restaurants including Don Beni's and Cote, as well as convenience stores including Budgens and various newsagents.

The Windsor Leisure Centre is close by, which benefits from 2 swimming pools, exercise classes, a gym, sauna and childcare.

The Brocas ground is situated a 2 minute walk away and this is a great spot for playing, running or just having a walk by the river.

There are various supermarkets including Budgens on Eton

High Street, Marks and Spencer and Waitrose in Windsor town centre, and a large Sainsburys and Tesco Superstore about a 5 minute drive away.

#### ACCOMMODATION

1 DOUBLE BEDROOM with large mirrored sliding door wardrobes with internal hanging space, drawers/shelves and automatic sensor controlled lighting. There is also a TV socket on the wall and an airing cupboard with shelves and a combi boiler.

1 SHOWER ROOM with large walk in multi facility power Tower Shower, anti-fog mirror with shaver/toothbrush socket and automatic sensor lighting with extractor fan

RECEPTION/DINING ROOM with a choice of two positions for TV on the wall with aerial sockets

KITCHEN with built in Wine Cooler, oven/microwave, induction hob with Bosch hob extractor fan and wall extractor fan, large fridge/freezer with water cooler, integrated dishwasher and integrated washer/dryer

1 LARGE ALLOCATED PARKING SPACE which is undercover with additional storage

#### COMMUNAL BIKE STORAGE

#### Important information

Council tax: Band C (£1646.28 for 2025/26)

EPC: Band D

Service Charge £129.35 per month we have been informed by owner which includes the ground rent

Leasehold: will be extended upon completion to have 990 years from lease commencement in 25th March 1997 (962 years will remain)

Royal Borough of Windsor and Maidenhead

Electric cooking hob

All Electric Heating including underfloor heating

Heat and Smoke alarms

Multi Point Ethernet sockets

USB electric plug sockets in every room

Pets not allowed in lease some residents have pets by arrangement with the management company

#### STATIONS (\*straight line distances)

0.3 miles to Windsor & Eton Riverside Station

0.5 mile to Windsor Central Station

#### SCHOOLS

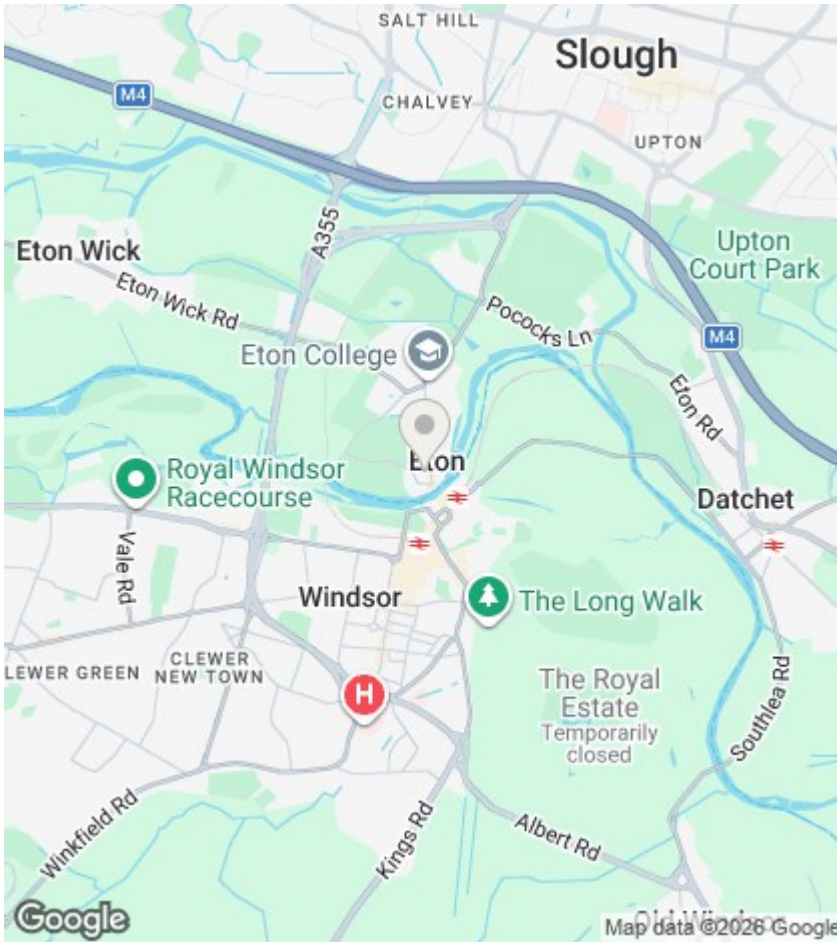
0 miles to Eton Porny C of E first school

0.2 miles to Eton College

0.3 miles to St Georges Windsor

0.7 miles to Trinity St Stephens first school

0.7 miles to Windsor boys school



Directions

Viewings

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

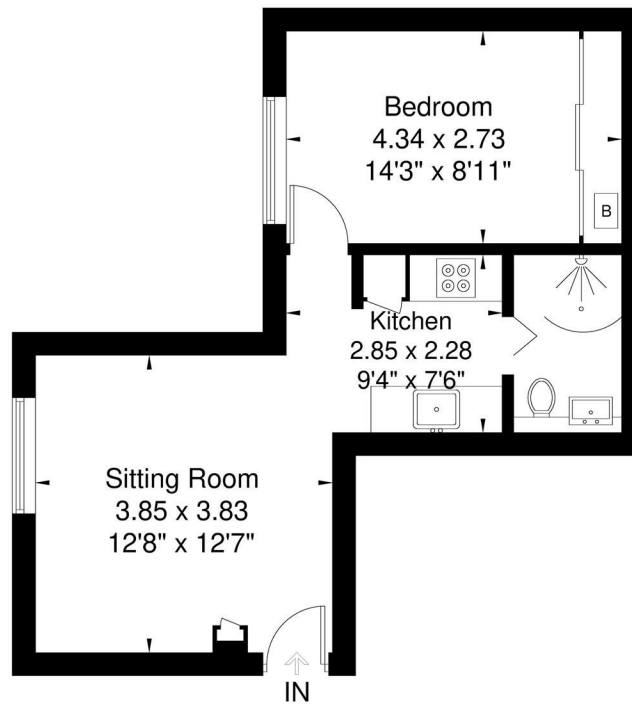
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Wiggington House**

Approximate Gross Internal Area = 36.8 sq m / 396 sq ft



First Floor

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