



GUIDE PRICE

£330,000

Clewer Hill Road

Windsor, SL4 4BW

PROPERTY SUMMARY

Situated in the well-maintained and highly sought-after Haileybury Court, this beautifully renovated first floor, two-bedroom apartment offers move-in-ready accommodation with the added benefit of a share of the freehold and an exceptionally long remaining lease of approximately 992 years.

Having undergone an extensive renovation in 2023, the property has been thoughtfully upgraded throughout. The accommodation comprises a bright living/dining room, a fully refitted kitchen, a bathroom with underfloor heating, and two bedrooms including a generous master bedroom with fitted wardrobes and a second bedroom ideal as a guest room, nursery or home office.

The refurbishment includes a brand-new fitted kitchen, a new bathroom with a pumped shower system and underfloor heating, a new hot water cylinder with immersion elements, new electric radiators throughout, new wooden flooring, complete redecoration including replastered ceilings, new sockets, switches and lighting, and bespoke fitted wardrobes.

The apartment enjoys an abundance of natural light and also benefits from a private garage, parking, and attractive communal gardens shared between just eight apartments within the block.

Ideally positioned approximately a 20-25 minute walk from Windsor town centre, the property offers easy access to an excellent selection of shops, restaurants, cafés and transport links. The area is also well served by a wide range of highly regarded primary and secondary schools.

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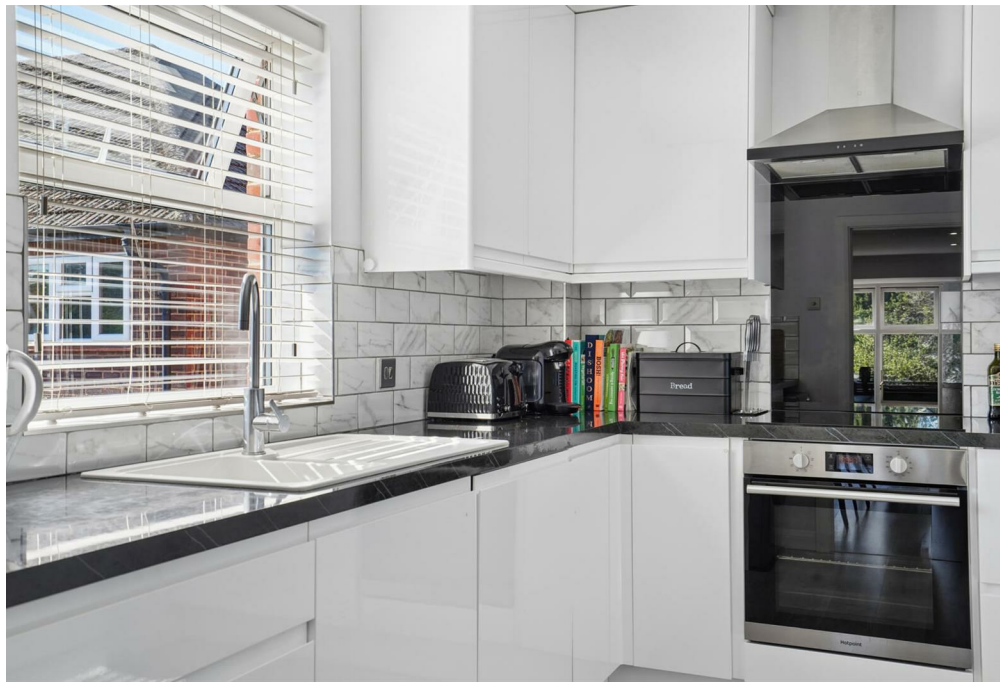


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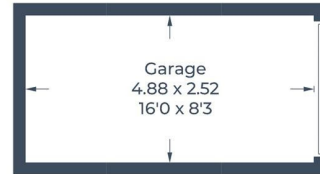


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Approximate Gross Internal Area = 62.2 sq m / 669 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 74.4 sq m / 800 sq ft



(Not Shown In Actual
Location / Orientation)

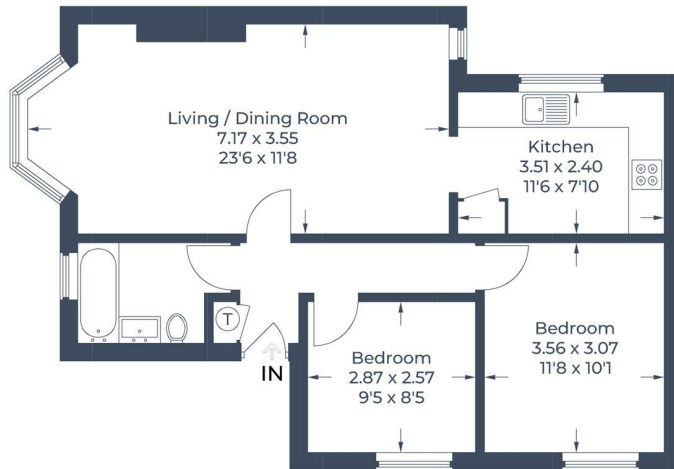


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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LOCAL AUTHORITY

TENURE

Leasehold - Share of Freehold

EPC RATING

C

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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