

This one bedroom ground floor apartment is situated in the heart of Eton with all of its shops and amenities as well as being within a 5 minute walk to Windsor town centre. This purpose built apartment with a phone entry system is accessed from Eton High street, presented in good condition the property comprises, hallway, one double bedroom, fitted kitchen, three piece bathroom and a 19ft lounge. This property would make for an ideal first home, investment opportunity or a buyer looking to benefit from a shared ownership scheme.



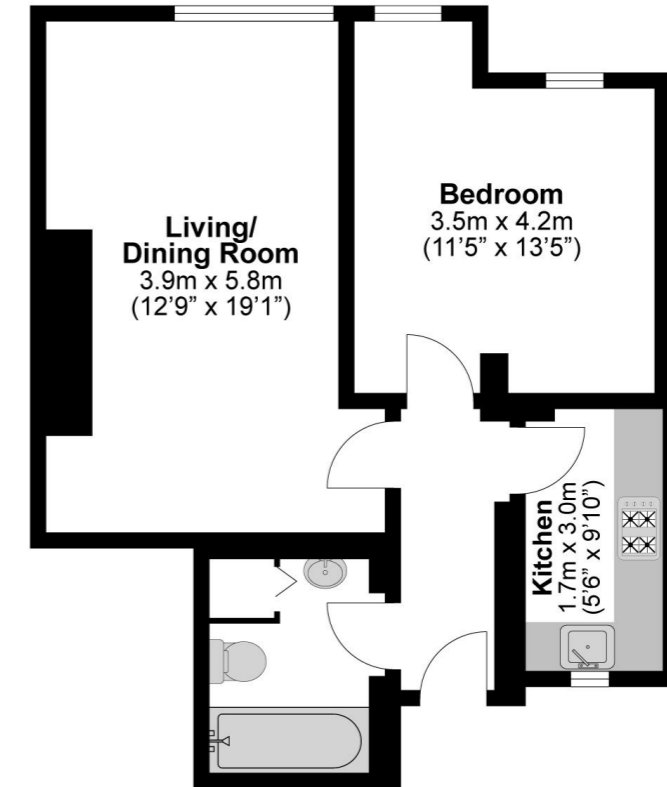
## Property Information

-  LOCATED ON ETON HIGH STREET
-  GROUND FLOOR
-  IDEAL INVESTMENT OPPORTUNITY
-  ELECTRIC HEATING
-  SHORT WALK TO WINDSOR AND ETON RIVERSIDE TRAIN STATION
-  LARGE RECEPTION ROOM
-  POTENTIAL RENTAL INCOME - £1,350 PCM
-  SHARE OWNERSHIP CONSIDERED

					
x1	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

**Total Approximate Floor Area**  
635 Square feet  
59 Square metres



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

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Lease Information

Currently 76 years unexpired lease

### External

The property is accessed on the historic Eton High Street

### Transport Links

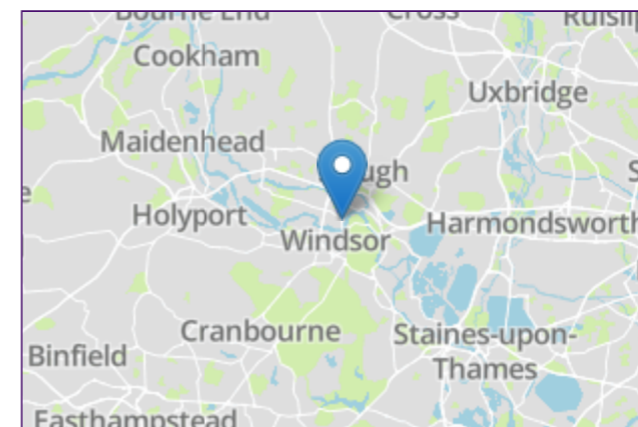
Windsor and Eton Riverside Station  
(0.2 miles)

Windsor and Eton Central Station  
(0.4 miles)

Datchet Station  
(1.7 miles)

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	