



Tucked away in a residential cul-de-sac is this well presented two double bedroom ground floor apartment offered to the market with no onward chain. Situated just a short walk to Datchet Train Station (Waterloo Line), village centre and local schools and amenities. The layout features two double bedrooms, a spacious living area, fitted kitchen and family bathroom. Externally there is the benefit of a private garage, allocated parking for one car in addition to visitor spaces with well tended communal gardens. This property would make for an excellent investment or first time purchase.

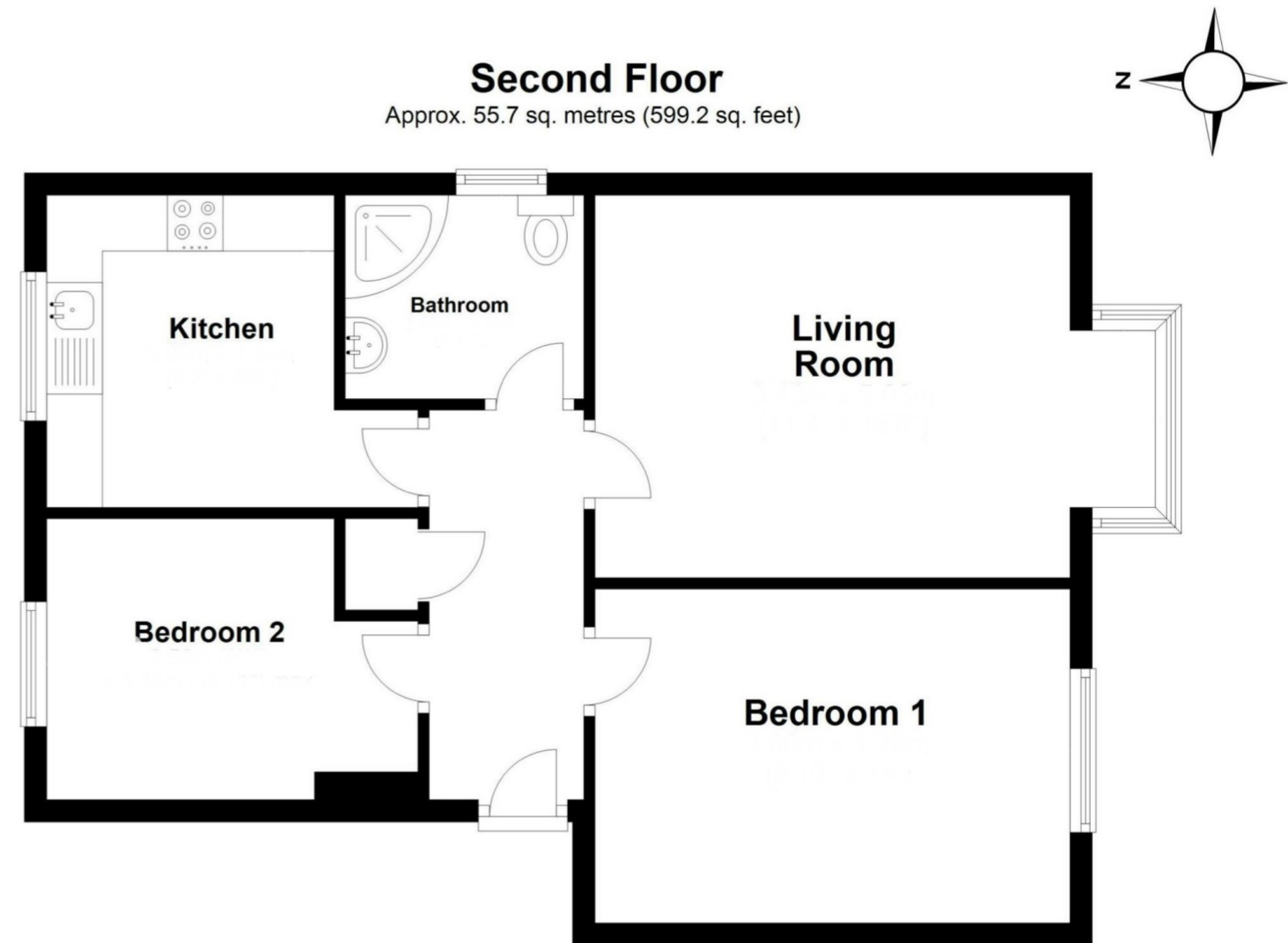


Property Information

-  **GROUND FLOOR APARTMENT**
-  **VILLAGE LOCATION**
-  **NO ONWARD CHAIN**
-  **EPC - D**
-  **TWO DOUBLE BEDROOMS**
-  **COMMUNAL GARDEN**
-  **PRIVATE GARAGE**
-  **COUNCIL TAX BAND - C**

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total area: approx. 55.7 sq. metres (599.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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.

External

Externally, there is a private garage, communal gardens and allocated parking.

Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel.

For the commuter there are two train stations serving London Paddington and London Waterloo both from Windsor, in addition to the Waterloo line from Datchet. Datchet has excellent road communications with access to the M4 from junction 5 which leads to both the M25 and the M3.

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; polo and horse riding in Windsor Great Park; golf at Datchet, Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on some stretches of the River Thames.

Transport Links

Datchet Station - Waterloo Line
(0.5 miles)

Sunnymeads Station
(0.9 miles)

Windsor & Eton Riverside Station
(1.6 miles)

Schools

Primary Schools

Datchet St Mary's CofE Primary School
State School (0.4 miles)

Ofsted: Good

Eton End School Trust
Independent School
(1.0 miles)
ISI: No Rating Available

Castleview Primary School
State School (1.2 miles)
Ofsted: Good

Secondary Schools

Churchmead Church of England (VA) School
State School (0.6 miles)
Ofsted: Good

Ditton Park Academy
State School (1.2 miles)
Ofsted: Good

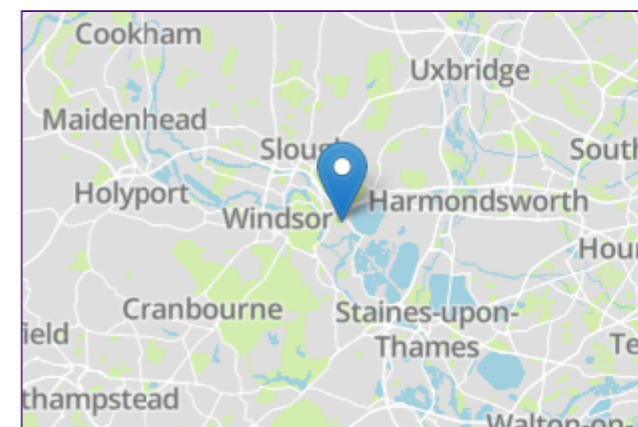
Langley Grammar School
State School (1.5 miles)
Ofsted: Outstanding

Lease Information

99 years lease remaining
Maintenance charges - £70 per month
Ground rent - £530 per annum

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	
EU Directive 2002/91/EC			