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Flat 2 Littleacre, Hermitage Lane, Windsor. SL4 4AZ.

£475,000 Leasehold

A stunning two bedroom, two bathroom ground floor apartment with its own superb, wrap around, landscaped private garden with rear gate and private patio area. There is also underground parking accessed from electrically operated security gates, plus the apartments have a video security entrance system linked to each apartment.

The property is presented for sale to an incredibly high standard and is situated in a luxury gated development of fourteen apartments and landscaped grounds and within less than two miles of Windsor town centre and its comprehensive range of shopping facilities.

The property is also within easy reach of numerous local attractions including Windsor Castle, the Long Walk, Eton and the River Thames. Windsor has excellent road communications with access to the M4 from junction 6 leading to the M25 and the M3. It enjoys direct rail access to London's Waterloo Station from Windsor and Eton Riverside Station and to Paddington Station via Slough from Windsor Central Station.

Heathrow Airport is just a short car or bus ride away while Gatwick is slightly further round the M25 to the south. A wide range of sporting activities is available at Windsor's leisure centre and tennis clubs, while golf enthusiasts are not far from the courses at Sunningdale and Wentworth.

Windsor has a number of well regarded schools to choose from as well as numerous pre-school nurseries and play groups.

The property itself features Communal Hallway providing access to all apartments via stairs and lift service. Once inside the apartment the private hallway has a radiator, wooden flooring and door leading into the living/dining room.

#### Living Room/Dining Room

This large open space with oak flooring, has double glazed double doors with double glazed side screens leading out onto a patio area of the private garden. There is recessed spot lighting with dimmer switch controls, airing/storage cupboard housing gas fired central heating boiler and hot water tank and double sliding doors giving access to the contemporary fitted kitchen.

#### Fitted Kitchen

The well appointed kitchen is fitted with a matching range of contemporary high gloss base and wall units comprising of cupboards and drawers, there are marble work top surfaces with matching splash backs incorporating a stainless steel one and a half bowl sink unit with mixer taps, waste disposal and drainer. There is a range of integrated appliances including, dishwasher, washer/dryer, stainless steel combi oven/microwave, fridge, freezer, a five ring stainless steel gas hob with stainless steel canopy extractor hood over. There is laminate flooring, down lighting and recessed spotlighting with dimmer switch controls.

#### Master Bedroom

The master bedroom has double glazed double doors with double glazed side screens



leading out onto the patio area of the private garden, a triple fitted wardrobe and door leading to the en-suite shower room.

#### Ensuite Shower Room

The en-suite shower room is fitted with a contemporary suite comprising of a double enclosed shower cubicle with glazed sliding door and thermostatic shower, wash basin set onto a marble top vanity unit with cupboards under and wall mounted mixer tap over and a low level w.c. There is a built in storage cupboard with shelving, opaque double glazed window to side, chrome heated towel rail, chrome plated shaver point, extractor fan, recessed spot lighting, tiling to floor and part tiling to walls.

#### Bedroom Two

Bedroom two has double glazed double doors leading out onto a patio area of the private garden, and a fitted double wardrobe with mirrored sliding doors.

#### Family Bathroom

The main bathroom is fitted with a contemporary three piece suite to include a bath with wall mounted taps and thermostatic shower over, twin wash basins set onto a marble top vanity unit with wall mounted taps, storage cupboards under and a recessed mirror over and a low level w.c. There is a chrome plated shaver point, extractor fan, chrome heated towel rail, tiled flooring, part tiling to walls, recessed spot lighting and feature recessed shelving with down lighting.

#### Private Garden

The private rear garden is enclosed by fence and brick built boundaries and has two separate patio areas, one paved and one decked with glazed panel screens. There is a gate leading out onto St Leonards Road, outside lighting and the garden has artificial grass with shrub borders.

#### Underground Allocated Parking

There is underground allocated parking for one vehicle with access to the apartments plus a secure communal Bicycle Storage area.



#### Important Notice

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# Flat 2, Little Acre, Hermitage Lane

Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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