








This well presented ground floor studio apartment is located in the charming village of Old Windsor. The property is well presented throughout and features a contemporary fully fitted kitchen, a 16ft lounge/bedroom and a modern three piece bathroom. Externally there is allocated parking for one car. The property is an excellent first time purchase or investment and comes to the market with no chain allowing the possibility of a quick sale.



## Property Information

-  STUDIO APARTMENT
-  DOUBLE GLAZED
-  EPC D
-  COUNCIL TAX B
-  SHARE OF FREEHOLD
-  IMMACULATE AND MODERN
-  CENTRAL OLD WINDSOR LOCATION
-  NO CHAIN
-  ALLOCATED PARKING FOR 1 CAR

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

### Lease Information

Share of freehold.  
Lease information TBC

### Location

This scenic location is just a stone's throw from historic Windsor Castle and Runnymede, and is ideally placed for all the cultural landmarks, amenities and open spaces the local area has to offer. Just two miles from central Windsor with its buzzing independent shops, cafes and restaurants, Old Windsor has everything you need on the doorstep. Nearby Great Windsor Park, Runnymede Pleasure Ground and the River Thames provide beautiful open spaces to explore and there are fantastic transport links for journeys further afield. There is easy access to three local train stations as well as the M4 and M3, for journeys to London, the south and west. Heathrow Airport is just ten minutes away giving you easy access to travel almost anywhere.

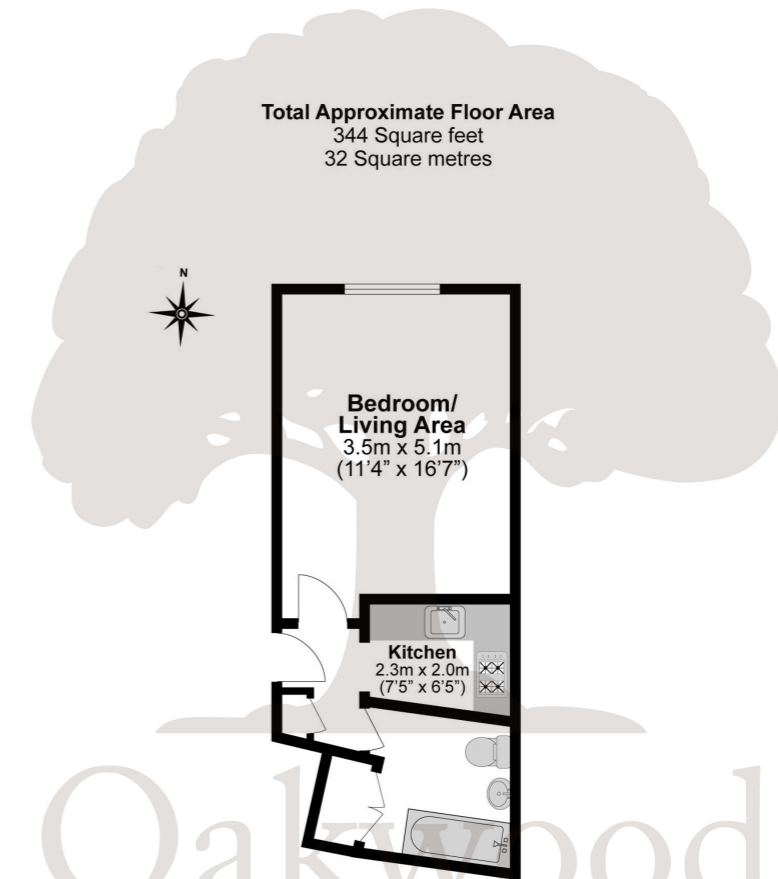
### Transport Links

Sunnymeads Station  
1.2 miles  
Datchet Station  
1.5 miles  
Wraysbury Station  
1.8 miles

### Council Tax

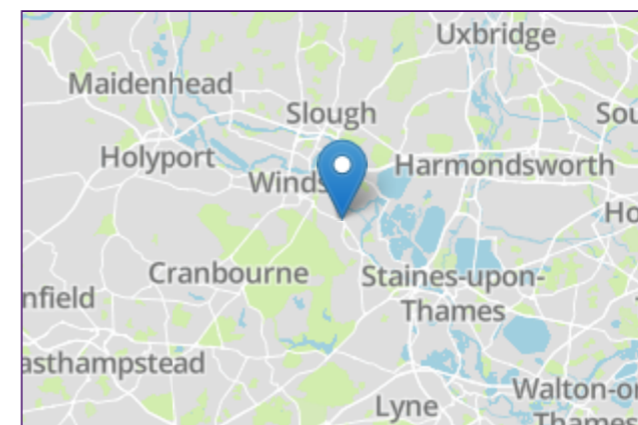
Band B

## Floor Plan



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.



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