

WATERSIDE



Windsor Quay, Farm Yard

Windsor, Berkshire, SL4

HAMPTONS
INTERNATIONAL

Beyond your expectations

2 Bedroom, 2 Bathroom Riverside Apartment with Parking

2 Bedrooms | 2 Bathrooms | Open Plan Kitchen/Sitting/Dining Room | Covered Decked Terrace/Balcony
| Private Parking

Guide Price £725,000 Leasehold

Description

Neighbouring Windsor Castle and with enviable views of the River Thames and Eton Bridge, a 2 bedroom, 2 bathroom luxury duplex apartment with an all year round riverside balcony and underground parking.

Finished to a high specification throughout, features of note include underfloor heating, multimedia system, gloss kitchen with composite work surfaces and integrated appliances, oak timber flooring and refurbished bathrooms.

Stairs from the hallway lead to a superb open-plan kitchen/sitting/dining room with stunning views to the river. In addition, bi-folding doors open onto a fabulous enclosed decked terrace which provides all year round usage.

The main bathroom can also be found on this floor.

Two bedrooms with built in wardrobes occupy the ground floor; bedroom one with an ensuite, both benefitting from river views.

Outside

Residents of Windsor Quay have secure underground parking accessed via a car lift.

Location

Windsor Quay, Farmyard, is an exclusive riverside address in the very heart of the town centre overlooking

Eton Bridge and just moments from Windsor Castle. It is ideally placed to take advantage of the excellent range of shops, bars and restaurants that Windsor and Eton have to offer.

Two train stations provide links to London Paddington (via Slough) via Windsor Central and Waterloo (mainline approx. 50 mins) via Windsor & Eton Riverside.

Sporting and leisure facilities are varied with horse racing at both Windsor and Ascot, polo and horse riding in Windsor Great Park, golf at Sunningdale and Wentworth and rowing/boating on the River Thames.

An extensive range of schools are available in both the Independent and State sectors, including St George's, Upton House, Queensmead, Eton College, St. John's Beaumont, Papplewick and Lambrook School, Trinity St Stephen, Queen Anne's, St Edwards Catholic Middle School and Windsor Boys and Girls Secondary Schools to name a few.

Additional Information

Service Charge - £2,354 p/a
Ground Rent - £450 p/a
Parking space - £297.41 p/a
Lease - 125 years from 01/01/2009

Hamptons International

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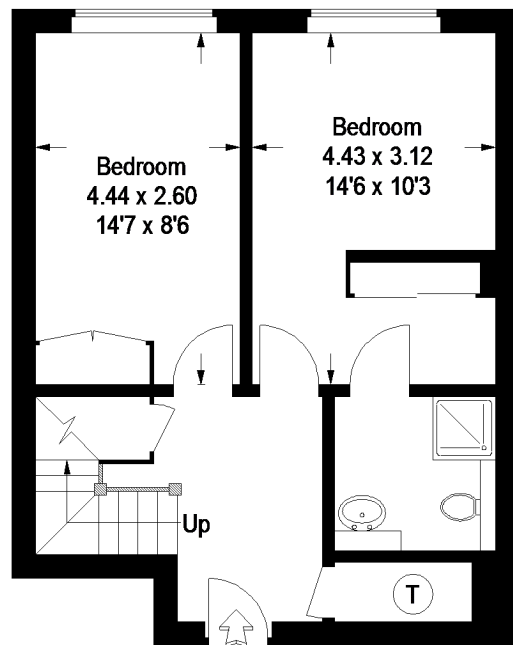
www.hamptons.co.uk



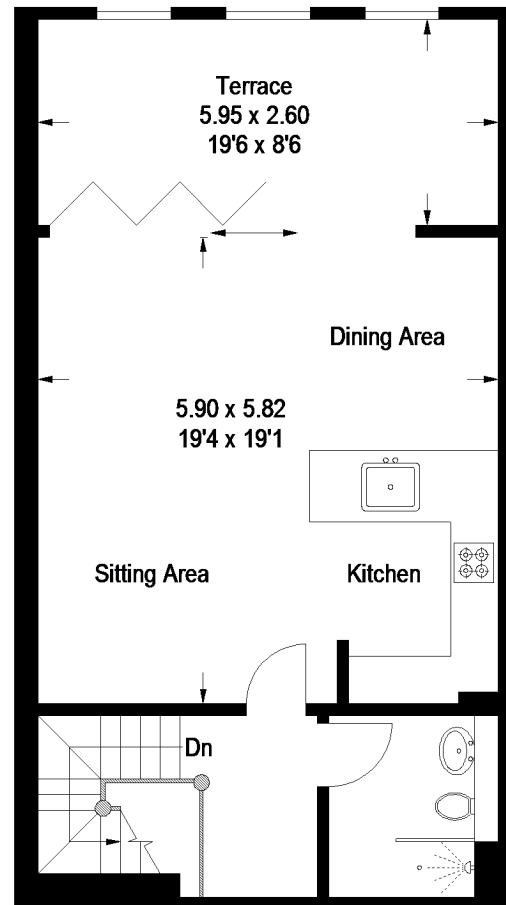
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Royal Windsor Quay, Windsor, Berkshire

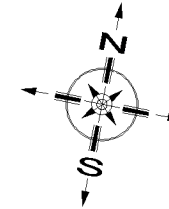
Approximate Gross Internal Area
90 sq m / 969 sq ft



Ground Floor



First Floor



FLOORPLANZ © 2013
0845 6344080 Ref 104813

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

