



1 Alexandra Court, 25 St Leonards Road
Windsor, Berkshire, SL4



Beyond your expectations

Two Bedroom Duplex Apartment with Parking

Hamptons International

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2 Bedrooms | Bathroom | Open Plan Kitchen/Sitting/Dining Room | Gated Parking | Town Centre Location

Guide Price £350,000 Leasehold

Description

A superb ground floor two bedroom split level apartment nestled in the heart of Windsor. Finished to a high specification with secure entryphone, parking and lift.

With wooden flooring, (tiling in the kitchen and bathroom) and underfloor heating throughout, specification also includes integrated appliances, quartz worksurfaces and handleless units in the kitchen and a contemporary suite, thermostatically controlled towel warmer and low level concealed LED lighting to the bathroom.

The bedroom also features built in wardrobes with dedicated lighting.

Outside

Residents of Alexandra Court benefit from a gated parking space.

Location

Alexandra Court is situated in the very heart of the town centre, close to Windsor Castle, the stunning Long Walk, the river and it is also ideally placed to take advantage of the excellent range of shops, bars and restaurants that Windsor has to offer.

Two train stations provide links to London, Windsor and Eton Central (via Slough) to London Paddington and Windsor and Eton Riverside to London Waterloo. Windsor also offers excellent transport links with the M4

junction 6 giving access to Heathrow Airport, London, the M40, M3 & M25 Motorway network.

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

Additional Information

Service Charge: £1,500 per annum

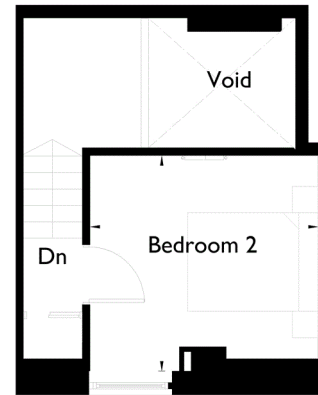
Ground Rent: £250 per annum

Lease: 999 years

Please note, images are of the show apartment.

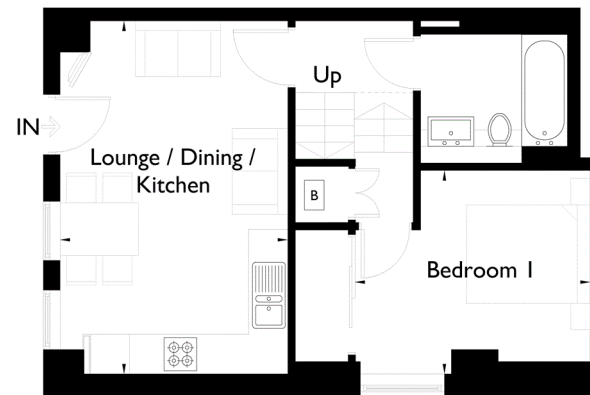


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Flat I Mezzanine Floor

Bedroom 2	3.49 x 3.27	11'5 x 10'9
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Flat I Ground Floor

Lounge / Dining / Kitchen	5.36 x 3.40	17'7 x 11'2
Bedroom I	3.70 x 2.88	12'2 x 9'5
Total Area = 53.9 sq m / 580 sq ft (Including Mezzanine)		

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.

