

WATERSIDE



{ WINDSOR QUAY, FARM YARD  
WINDSOR, BERKSHIRE, SL4



Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

**Windsor Quay, Farm Yard, Windsor,  
Berkshire, SL4**

**Guide Price £635,000**  
**Leasehold**

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

2 Bedrooms, 2 Bathrooms, Open Plan Kitchen/Sitting/Dining Room, Covered Balcony, Lift, Underground Parking with Car Lift, No Onward Chain

## Council Tax

Council Tax Band F

## Hamptons

52 High Street  
Windsor, Berkshire, SL4 1LS  
01753 855555  
windsor@hamptons.co.uk  
www.hamptons.co.uk

# { 2 BEDROOM 2 BATHROOM APARTMENT WITH LIFT AND UNDERGROUND PARKING

## The Property

NO CHAIN. In a riverside location, between Windsor Castle and the River Thames, a second floor 2 bedroom, 2 bathroom apartment with balcony, lift & parking in the heart of the town centre. Neighbouring Windsor & Eton Riverside train station, moments from the High Street, and Windsor Central Station.

This impressive apartment offers stunning open plan living with bi-folding doors opening onto a covered balcony and is offered to the market with no chain.

The kitchen includes an integrated double oven, dishwasher, fridge/freezer, additional freezer, 2 x wine coolers and Quooker hot water tap.

Features of note include underfloor heating, multimedia system with integrated speakers, Applewood integrated kitchen with granite work surfaces, oak timber flooring and marble and porcelain tiling in the bathrooms.

The main bedroom is complemented with built in wardrobes and an en-suite bathroom with both a bath and walk-in shower.

## Outside

Residents of Windsor Quay have secure underground parking accessed via a car lift and a caged storage unit.

## 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 also ideally placed to take advantage of the excellent range of shops, bars and restaurants that both Windsor and Eton have to offer.

- Two train stations provide links to London Paddington (via Slough on the new Elizabeth line) and Waterloo (mainline approx 50 mins).

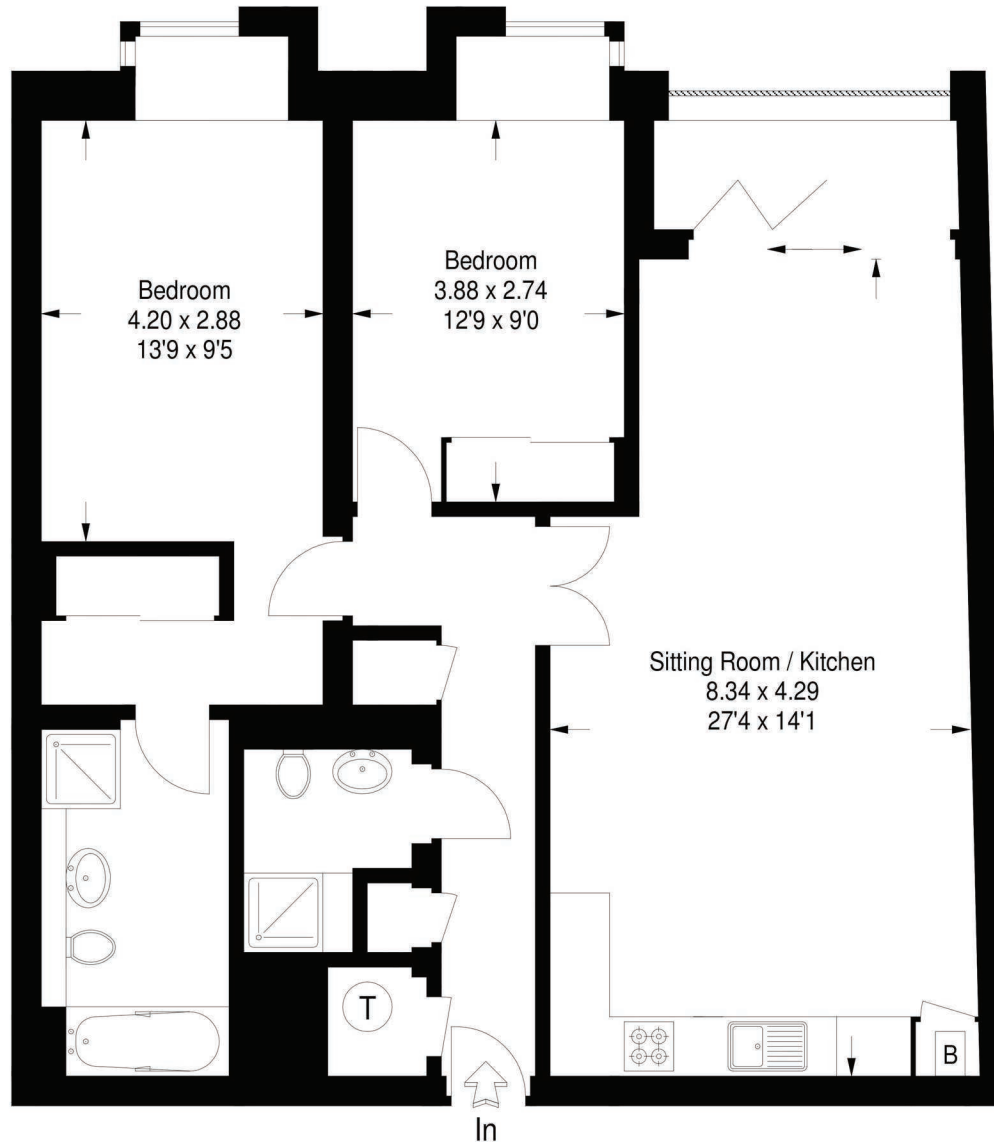
- Sporting and leisure facilities are varied with horse racing at both Windsor and Ascot, polo and horse riding in Windsor Great Park, golf at Sunningdale and Wentworth and rowing/boating on the River Thames.

## Important Information

Lease expires	01/01/2134
Ground rent per annum	call for details
Ground rent review date	call for details
Service charge per annum	call for details

# Farm Yard, Windsor

Approximate Gross Internal Area  
89 sq m / 958 sq ft



## Second Floor

**FLOORPLANZ © 2013**  
**0845 6344080 Ref 117289**

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.

