

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.

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](#)

Outside

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

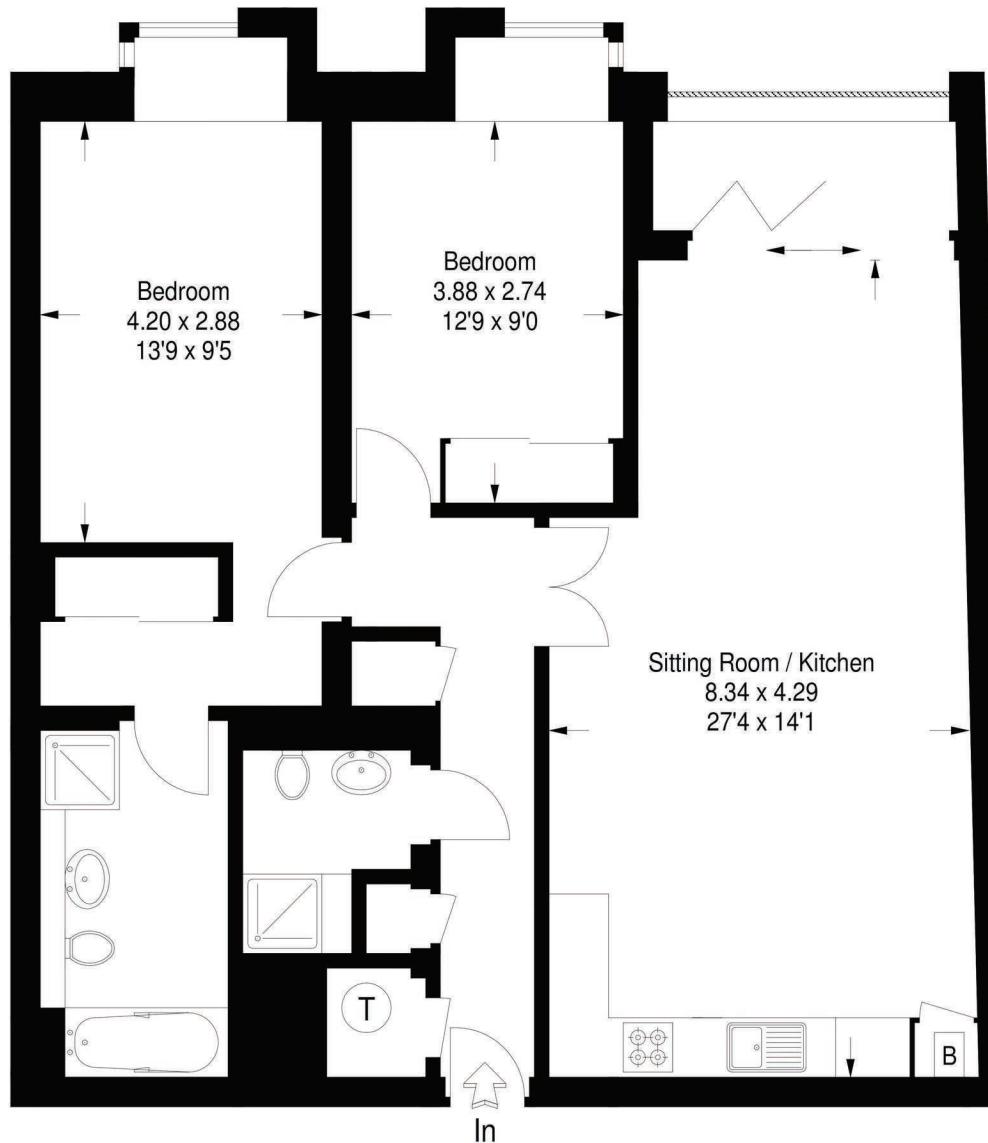
Location

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.

Farm Yard, Windsor



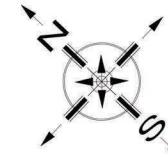
Second Floor

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.

Approximate Gross Internal Area
89 sq m / 958 sq ft



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.

