



**2 Maynard Court Clarence Road, Windsor, Berkshire, SL4 5BG**  
**£250,000**

 **HORLER**

## 2 Maynard Court Clarence Road, Windsor, Berkshire, SL4 5BG

Offered to the market is a large one bedroom apartment with kitchen ample living accommodation and private front garden, The property is close to the Town Centre and benefits from a garage in a block.



### **Entrance**

Enter through a UPVC double glazed door leading into the living room.

### **Living Room/ Dining Room**

With a front aspect UPVC Double Glazed window, wall mounted radiator, built in storage units, TV points, power sockets and access to kitchen

### **Kitchen**

With a front aspect UPVC double glazed window, eye and base level units, integrated oven with hob above, free standing fridge freezer, inset sink and power sockets

### **Bedroom**

With rear aspect UPVC double glazing, wall mounted radiators, TV points and sockets

### **Bathroom**

With a UPVC frosted double glazed window situated above wash hand basin and pedestal, panel enclosed bath, wall mounted shower and low level W.C

### **Garage**

With up and over door.

### **Front of Property**

Brick enclosed front garden with pathway leading to front door

### **Lease Information**

Lease: 900 YEARS PLUS

Service charge: £88.40 pcm

Ground rent: Approx £15 per year

Council Tax Band 'C'

### **Legal Note**

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*





⚠ DANGER  
Fragile roof

1

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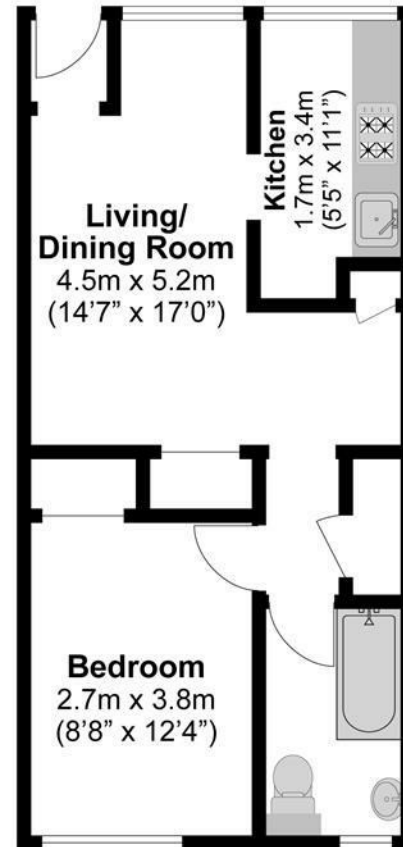
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**Total Approximate Floor Area**

473 Square feet

44 Square metres



**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**