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**HORLER**  
Incorp. Stephen Uren



**13 Lammas Court, Windsor, SL4 3ED**  
**£200,000**

**\*\*\*Investment Opportunity – Two-Bedroom Apartment, Lammas Court, Windsor Town Centre – Cash Buyers Only\*\*\***





**\*\*CASH BUYERS ONLY\*\***

An excellent investment opportunity in the heart of Windsor. This two-bedroom apartment, located within the sought-after Lammas Court development, is just moments from Windsor’s bustling high street, the River Thames, and Windsor Castle.

The property requires full refurbishment, offering huge potential to add value. Its spacious layout includes a bright living room, separate dining/reception area, two well-proportioned bedrooms, and large windows throughout, creating an ideal blank canvas for modernisation.

**Key Investment Points:**

Prime Windsor town centre location

Significant scope to increase capital value and rental yield through refurbishment

Excellent demand for quality rental properties in the area

Walking distance to mainline stations with direct links to London

With Windsor’s strong property market and high rental demand, this is a rare chance to secure a centrally located apartment with great potential for capital growth.

**General Information:**

- Lease Length remaining: Approx. 45 Years
- Service charge: £580 per annum
- Ground rent: £30 per annum
- Council Tax banding: D

**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\*\*\*

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

