



**2 Montpellier Court, St. Leonards Road, Windsor, Berkshire, SL4 3DQ**  
**£335,000**

 **HORLER**

## 2 Montpellier Court, St. Leonards Road, Windsor, Berkshire, SL4 3DQ

A well presented two bedroom maisonette ideally situated in the heart of Windsor. The property comprises of a lounge , kitchen, two good size bedrooms and family bathroom. The property benefits from allocated parking for one car, well kept grounds, great location and close to amenities. NO ONWARD CHAIN! Call to view 01753 621234.



## **Entrance**

Through a wooden partially glazed front door with stairs leading to the first floor.

## **Kitchen**

With a range of eye and base modern level units. An integrated four ring gas hob with extractor hood above and oven below, appliance space for washing machine and fridge.

## **Lounge**

Living area on the first floor with stairs leading to the second floor. Radiator and ample power supply.

## **Hallway/Stairs**

Stairways from the first floor lounge up to the second floor.

## **Bedroom one**

Double bedroom, large glazed window, radiator and power points.

## **Bedroom two**

Front aspect window, space for a double bed, radiator and ample power supply.

## **Bathroom**

With a low level W.C, pedestal wash hand basin, panel enclosed bath with shower attachments and frosted glazed window

## **Lease Information**

Lease Term - New Lease upon completion

Lease Remaining - 125 years upon completion

Service charge: Approx. £1,127 per year

Ground rent: peppercorn on completion

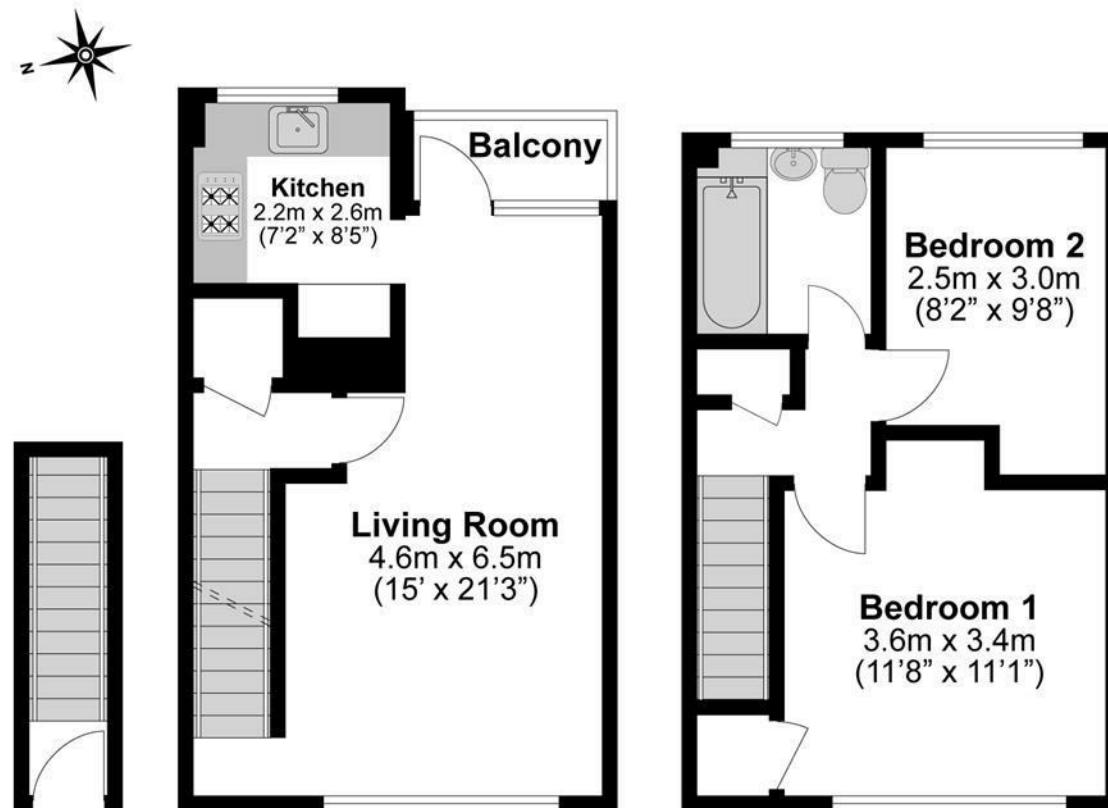
Council Tax Band 'D'

## **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.\*\*







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