



15 Sefton Lodge, Clewer Hill Road, Windsor, SL4 4FN  
£315,000

 **HORLER**



## 15 Sefton Lodge, Clewer Hill Road, Windsor, SL4 4FN

Welcome to Sefton Lodge, a stunning new penthouse apartment located on Clewer Hill Road, under 1.5 Miles away from Windsor Town Centre. This exceptional property boasts two spacious double bedrooms and a well-appointed bathroom, making it an ideal home for individuals or small families seeking comfort and style.

while the integrated contemporary features add a touch of modern elegance. The open plan layout makes this apartment perfect for both hosting and relaxing. Natural light floods the apartment, as a result of the skylights in both the kitchen and reception area, as well as in the bathroom, ensuring a bright and airy atmosphere throughout. with the tall vaulted ceilings create a airy atmosphere.

Situated within a secure gated community, this property offers the added benefit of allocated parking for up to three vehicles, a rare find in such a desirable location. Sefton Lodge is conveniently located less than 1.5 miles from Windsor Town Centre, providing easy access to a wealth of shops, restaurants, and local amenities. The apartment also has planning permission approved for a balcony/terrace to be installed to increase the potential for outside living. Planning application number 23/01430

This apartment is perfect for those who appreciate high specifications and a modern lifestyle in a picturesque setting. Do not miss the opportunity to make this exquisite property your new home. To arrange a viewing, please call us at 01753 621234. We look forward to welcoming you to Sefton Lodge.



### **Entrance**

Entrance through a wooden front door into the entrance hallway

### **Hallway**

A tall hallway giving a light and airy feel to the property. Featuring a side aspect window, oak flooring throughout, radiator, recessed spotlighting and a good sized double storage cupboard with a push door opening mechanism.

### **Lounge**

Open planned lounge/kitchen area with oak flooring, two floor to ceiling windows overlooking the front of the development, double radiator, vaulted ceiling with velux windows, recessed spotlighting and TV/power points.

### **Kitchen**

An open planned fitted modern kitchen with a range of eye and base level gloss units, complimentary granite work surfaces, glass splash back, inset sink and drainer, integrated oven, fridge freezer, washer/dryer, and a four ring gas hob with extractor fan above.

### **Bedroom Two**

Double bedroom with a tall vaulted ceiling, two side aspect double glazed windows, radiator, recessed spotlights and ample power points .

### **Master Bedroom**

Double bedroom with a tall vaulted ceiling, two side aspect double glazed windows, radiator, recessed spotlights and ample power points.

### **Bathroom**

A fully tiled modern suite comprising of a low level w,c, hand wash basin with storage cupboards below, tiled flooring and walls, tile enclosed bath with mixer taps, a square rain shower head, heated towel rail and a wall mounted mirror.

### **Front Of Property**

Allocated parking - 3 spaces.

### **Lease Information**

Lease- 125 years from 2017

Service charge- Approx 2230 p/a

Ground rent- £300 p/a

### **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.\*\***



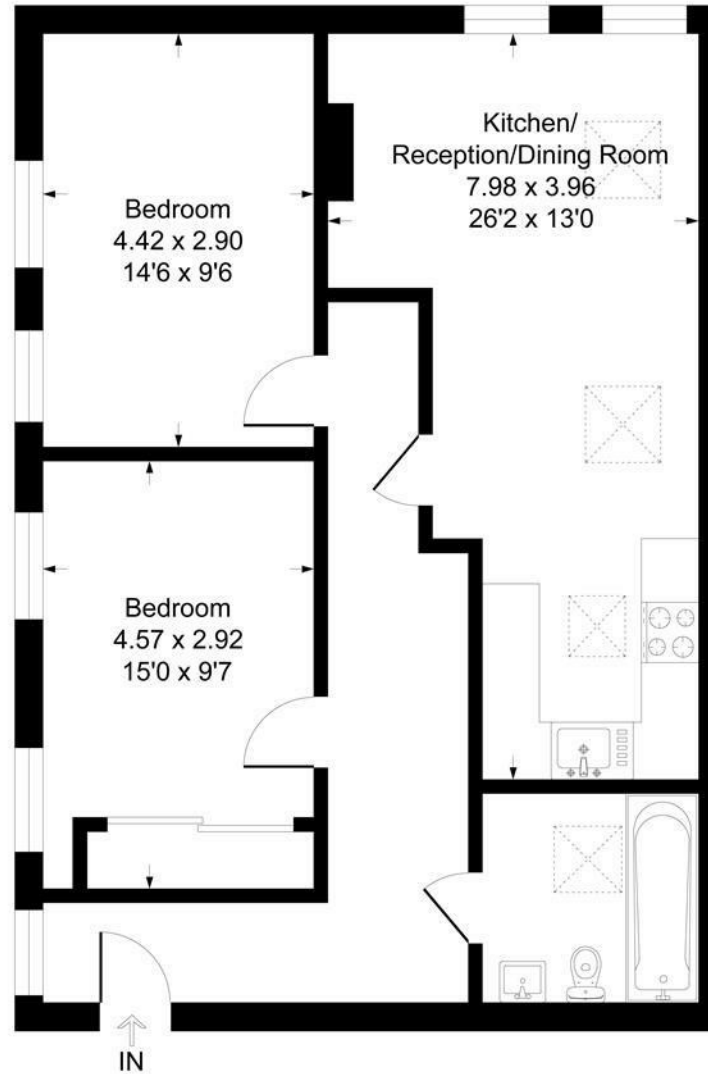






# Sefton Lodge SL4

Approximate Gross Internal Floor Area = 72.6 sq m / 782 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing