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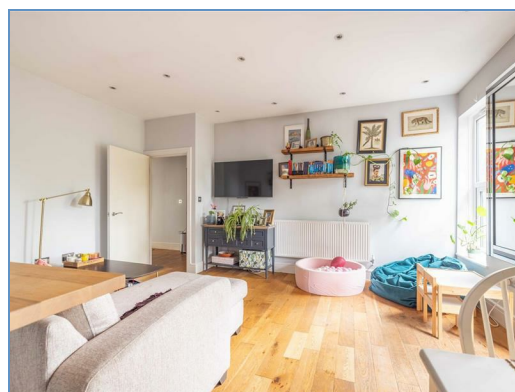


**HORLER**  
Incorp. Stephen Uren



**Apartment 11, Sefton Lodge Clewer Hill Road, Windsor, SL4 4FN**  
**£310,000**

Located on Clewer Hill Road in Windsor, this purpose-built apartment offers stylish and convenient living within a secure gated development. The property features two spacious double bedrooms, including a principal bedroom with en-suite, a separate family bathroom, and a well-proportioned reception room ideal for relaxing or entertaining. Perfectly positioned close to local amenities, highly regarded schools, excellent transport links, and Windsor town centre, this home is an excellent choice for first-time buyers, professionals, or those seeking a well-connected and comfortable lifestyle.



## Property Summary

Located in the charming area of Clewer Hill Road, Windsor, this purpose-built apartment offers a delightful blend of comfort and convenience. The property features two spacious double bedrooms, making it an ideal choice for first-time buyers or those seeking a serene retreat in a vibrant community.

Upon entering, you are welcomed into a well-appointed reception room that provides a perfect space for relaxation or entertaining guests. The apartment boasts two bathrooms, including a family bathroom and an ensuite, ensuring ample facilities for both residents and visitors alike.

Set within a secure, gated development, enhancing your living experience with a sense of exclusivity. The location is particularly advantageous, as it is in close proximity to local amenities, well-regarded schools, and excellent transport links, making daily commutes and errands effortless. Additionally, the bustling Windsor town centre is just a short distance away, offering a variety of shops, restaurants, and cultural attractions.

This apartment is a wonderful opportunity for those looking to establish themselves in a desirable area, combining modern living with the charm of Windsor. Don't miss the chance to make this lovely property your new home.

## General Information

Council tax band 'C'

Ground Rent: £250

Service Charges: £2250

Lease remaining: 115 years remaining.

## 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		77	77
(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	

