



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

 **HORLER**

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This spacious one-bedroom apartment, ideally located within easy reach of the Windsor town centre. The property offers generous living accommodation, including a well-appointed kitchen, a bright and spacious reception room, and a well-proportioned double bedroom, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

A particular feature of the property is the private front garden, providing an attractive outdoor space to relax and enjoy. The apartment also benefits from the added advantage of a garage in a nearby block, offering valuable parking or additional storage.

Conveniently positioned close to an excellent range of shops, restaurants, transport links and local amenities, this well-presented apartment combines generous accommodation with a highly desirable location.



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.





Total Approximate Floor Area

473 Square feet

44 Square metres



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