



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

 **HORLER**

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

In the heart of Windsor, this well-presented two-bedroom maisonette offers comfortable and practical accommodation in a highly convenient location. The property is ideally suited to first-time buyers, professionals, downsizers or investors.

The accommodation comprises a spacious lounge, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Further benefits include allocated parking for one vehicle and access to well-maintained communal grounds.

Perfectly positioned close to a wide range of local amenities, shops, restaurants and excellent transport links, the property provides easy access to everything Windsor has to offer.

Offered to the market with NO ONWARD CHAIN, this attractive maisonette presents an excellent opportunity to acquire a well-located home in the heart of Windsor.

Call us today on 01753 621234 to arrange your viewing.



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

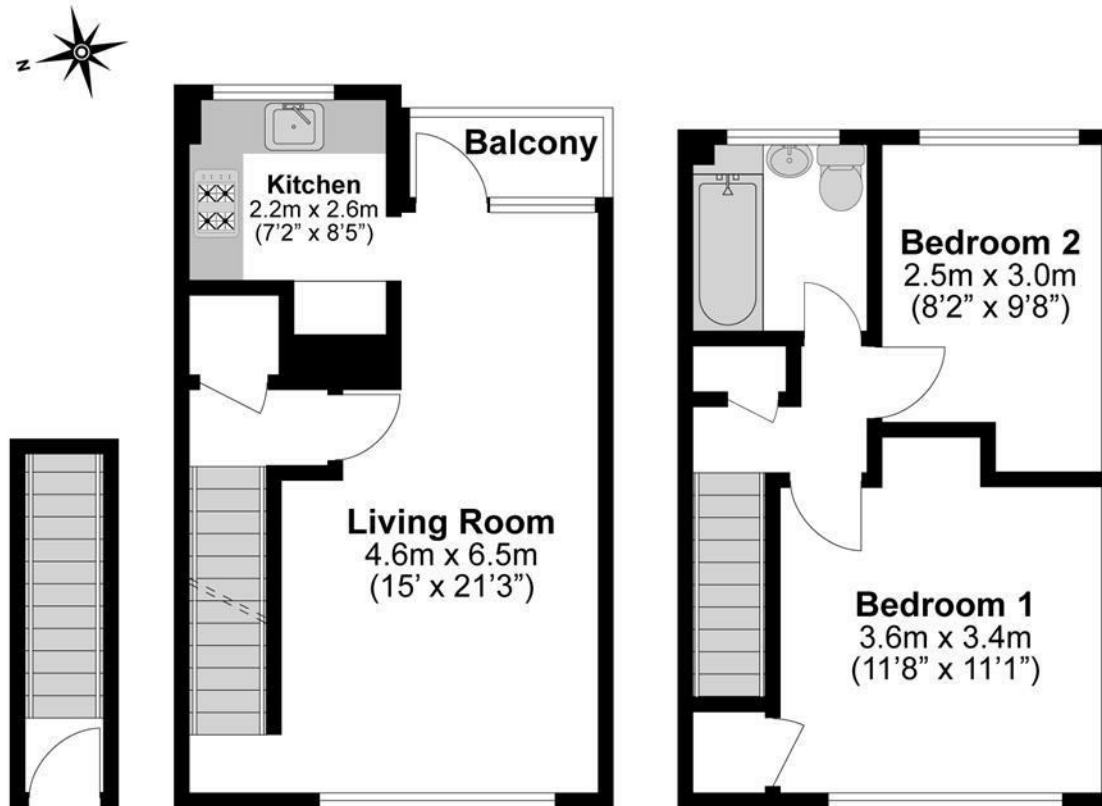
Council Tax Band 'D'

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.**