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 **HORLER**



**2 Ladies Walk Willows Riverside Park, Windsor, Berkshire, SL4 5GF**  
**£190,000**

A 4 year old 42 x 20 - ONE BEDROOM SINGLE UNIT

Situated on the highly sought after 'Willows Riverside Park' in Windsor. A one bedroom single unit comprising of a double bedroom, a kitchen/breakfast room, lounge and a family bathroom. The unit offers brand new fixtures and fittings including a combi boiler and is double glazed throughout.

Willows Riverside Park boasts beautiful views of the Thames, well maintained gardens and is just a short walk from Windsor Racecourse. The park is close to local schools and amenities and benefits from being a five minute drive into Windsor town Centre! Viewings are recommended and are available 7 days a week!



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### General info:

Site fees: £198.87 pcm  
Water & Drainage: Approx £20 pcm  
Electric: Metered (company of choice)  
Gas: Metered (LPG Gas mains)  
Council Tax: Band A

Willows Riverside Park is a Family park with no age restrictions.  
No dogs or cats allowed.

### 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			
(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	