

Fine duplex apartment set in central Windsor

Apartment 4, The Residence, Windsor, Berkshire SL4 5AF

Leasehold 175 years from 29/09/2014



Reception hall • sitting/dining room • kitchen/breakfast room • 3 bedrooms (2 en suite) • family bathroom • cloakroom • two gated parking spaces

Local information

Clarence Road is a highly desirable road close to Windsor Town Centre, which offers an extensive range of shopping and leisure and educational facilities.

Rail services to London (Waterloo) from Windsor & Eton Riverside Station and to London (Paddington) from Windsor Central Station (via Slough). Road connections are good with the M4 (J6) providing access to Heathrow, Central London, the West Country and the M25.

A wide range of sporting and leisure amenities is available with golf at Datchet, Maidenhead, Sunningdale and Wentworth; horse riding and polo in Windsor Great Park; horse racing at Windsor and Ascot; and boating on the River Thames.

About this property

The Residence is an iconic building set within the Clarence Crescent Conservation area. This duplex apartment combines the period detailing and scale of the original building with high specification modern amenities. The apartment has its own portico entrance, two terraces, private walled front garden and two parking spaces.

The ground floor features a spacious dual aspect room sitting/dining room with large bay to the front and French doors opening onto a Juliet balcony to the rear. A contemporary kitchen with an extensive range of bespoke units, breakfast bar, tiled floor and

integrated appliances from Wolf and Sub zero. This is open plan to the family room with dual aspect views and cloakroom.

On the lower ground floor, there is a charming master bedroom with built-in wardrobes with a high-gloss lacquered finish, en suite with double shower room, twin sinks and access to the paved terrace. Bedroom two has built-in wardrobes and an en suite shower room. Bedroom three has French doors opening onto the paved terrace and family bathroom.

Agents Note-photography taken 02/05/2017

Tenure

Leasehold 175 years from 29/09/2014

Local Authority

Royal Borough of Windsor & Maidenhead

EPC rating = C

Viewing

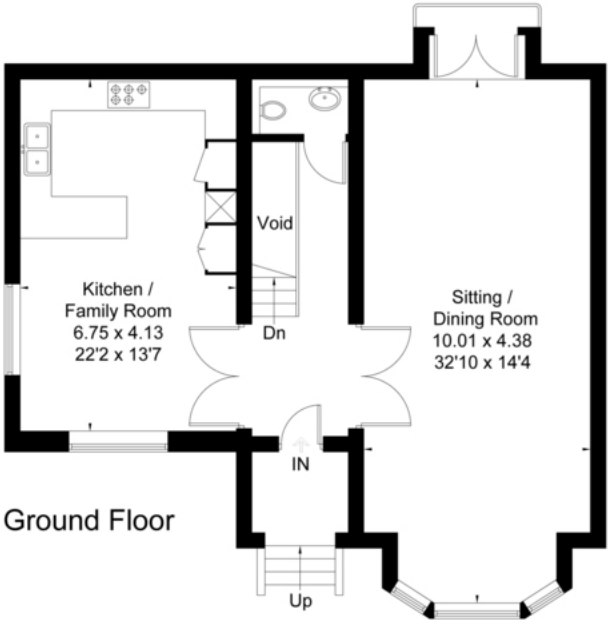
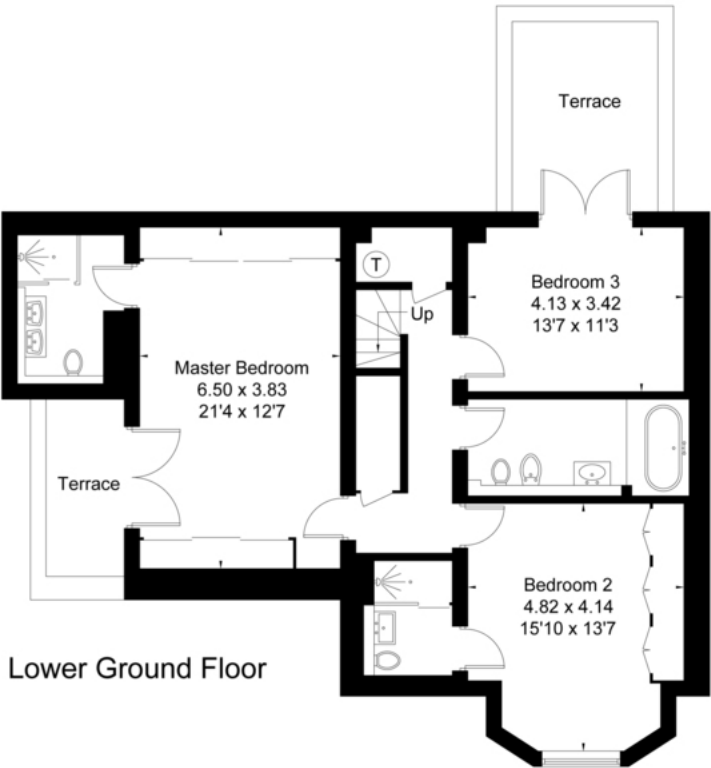
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Apartment 4, The Residence, 12 Clarence Road, Windsor, SL4 5AF

Gross Internal Area (approx) = 178.7 sq m / 1923 sq ft (Excluding Void)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	79	81
EU Directive 2002/91/EC		

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