



CONTEMPORARY APARTMENT WITH CASTLE VIEWS

FLAT 1, 36-37 THAMES STREET, WINDSOR, BERKSHIRE SL4 1PR

Leasehold



SYLISH LIVING IN TOWN CENTRE LOCATION

FLAT 1, 36-37 THAMES
STREET, WINDSOR
BERKSHIRE SL4 1PR

Reception hall ♦ sitting room/dining room
♦ kitchen ♦ bedroom ♦ bathroom ♦ EPC
rating = D

Situation

Thames Street occupies a prime position in the environs of Windsor Castle, the Long Walk and the Royal Mews and within walking distance of the excellent shopping facilities in Windsor town centre.

Rail connections are available to London (Waterloo) from Windsor & Eton Riverside Station and to London (Paddington) from Windsor Central Station (via Slough); the M4 is available via junction 6, which provides access to the Heathrow Airport, Central London, the West Country and the M25.

Educational opportunities are excellent and include St. George's Windsor Castle, Brigidine and Upton House in Windsor, St. Mary's and Papplewick in Ascot, and Eton College.

A wide range of 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. There is also a leisure centre, numerous parks and Legoland Windsor.

Description

This beautifully presented newly converted apartment has been finished to provide contemporary yet classic styling, the result of which is modern living with views to Windsor Castle. The close proximity to both stations and the town centre makes this an ideal home from which to enjoy everything Windsor has to offer.

- Sitting room/dining room with wood flooring and a split level living space offering views to Windsor Castle through the superb full height windows
- Kitchen with a range of contemporary fitted units, granite work surfaces and fully integrated appliances
- Double bedroom with full height windows offering views to Windsor Castle
- Bathroom with Grohe sanitary ware and Villeroy & Boch tiling
- Secondary glazing throughout

Local Authority:

Royal Borough of Windsor and Maidenhead

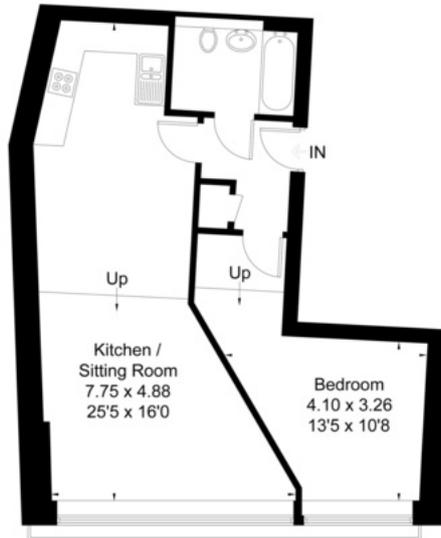
Viewing:

Strictly by appointment with Savills



36-37 Thames Street, Windsor, SL4 1PR

Gross Internal Area (approx) = 57.8 sq m / 622 sq ft
 For identification only. Not to scale.
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Unit 2 - First Floor

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	