



## Beautiful duplex apartment set in Windsors heart

**6 Bridgewater Lodge, Bridgewater Terrace, Windsor, Berkshire SL4 1AN**

Leasehold



Entrance hall • Sitting room • Kitchen • Master bedroom suite with dressing room & en suite • 2 further bedrooms( 1 ensuite) • utility room • 4 balconies • 2 parking spaces

#### Local information

Bridgewater Lodge is positioned close to Windsor High Street and is ideally situated for access to the thriving town centre and mainline railway stations offering direct routes to Central London. The town's mix of bespoke retailers, designer boutiques and department stores offer excellent shopping, whilst the eclectic mix of cafés, restaurants, historic pubs and wine bars add to the cultural nature of the town. There is racing at Windsor and nearby Ascot.

Road and rail links are also excellent. The M4 can be joined at junction 6 offering access to the full motorway network via the M25. For those who wish to travel further afield for business or pleasure, Heathrow Airport is about 10 miles away.

#### About this property

Bridgewater Lodge is a unique development built by Shanly Homes in 2016 all individually designed and finished to an exacting standard. Set in a gated environment in a sought after location, the apartment is cleverly designed to offer the best of modern, open plan living and are ideal for downsizers and professionals alike. Number 6 is a duplex apartment with four balconies enjoying far reaching views towards the River Thames. This is a rare opportunity to buy a luxury apartment in the centre of Windsor only 50 metres from Thames Street and the walls of Windsor Castle.

On the first floor the

contemporary kitchen has a comprehensive range of units and integrated Siemens appliances. The spacious sitting room has double aspect views and allows ample space for dining space as well as access to the balcony. Bedroom two has built in wardrobes and luxurious en suite shower room. The utility room can also be access from the reception hall.

On the first floor the master bedroom suite has double aspect views and access to both balconies. The fully fitted dressing are leads through to the luxurious en suite bathroom with bath, separate double shower and twin vanity sinks. Bedroom three is currently used as study with bespoke fitted shelving. The landing provides another access point to the largest of the balconies.

The outside space is another major feature with this apartment having four balconies giving superb views over the rooftop landscape of Windsor to the River Thames. The perfect spaces for enjoying outdoor entertaining. The property also has two covered parking spaces and a storage area.

#### Tenure

Leasehold

EPC rating = B

#### Viewing

Strictly by appointment with Savills





**6 Bridgewater Lodge, Bridgewater Terrace, Windsor, Berkshire SL4 1AN**

**Gross internal area (approx)** 1437 sq ft

**Outbuildings** 33 sq ft

**Total** 1470 sq ft

**Suzy Lambert**

Savills Windsor

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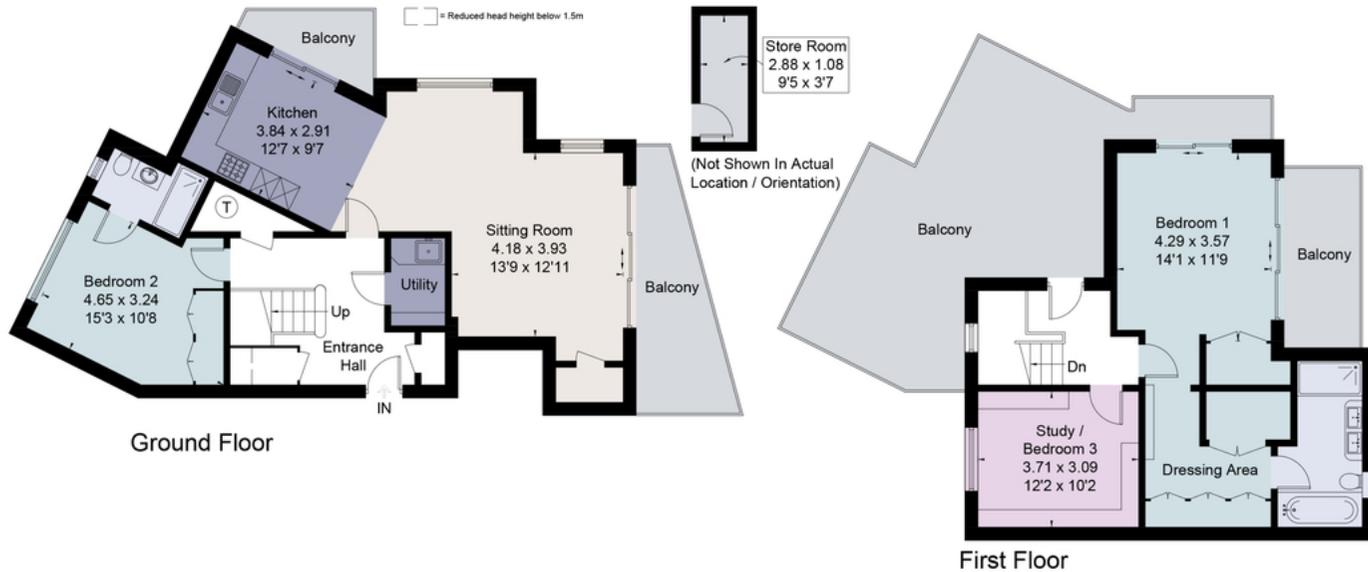
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Approximate Area = 133.5 sq m / 1437 sq ft  
 Store Room = 3.1 sq m / 33 sq ft  
 Total = 136.6 sq m / 1470 sq ft  
 Including Limited Use Area (0.4 sq m / 4 sq ft)  
 Balcony = 59.4 sq m / 639 sq ft  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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