



Contemporary apartment with outside terrace

1 Windsor Quay Windsor, Berkshire SL4 1AE

Leasehold (6/12/2134 114 years years remaining)



Reception Hall • Kitchen/sitting/dining area • Study area
• Utility • Master bedroom with en suite bathroom •
Bedroom 2 • Bathroom 2 • Two secure parking spaces
& outside seating area

Local information

Rail connections to London Waterloo (approx. 56 minutes) are available from Windsor & Eton Riverside and to Paddington (about 30 minutes), via Slough, from Windsor Central (both stations are extremely close by). Both Junctions 5 and 6 of the M4 are within easy reach and provide access to Heathrow, Central London, the West Country and the M25. Sporting/leisure facilities are varied, with golf at Sunningdale, Wentworth and Datchet, horse riding at both Windsor and Ascot, polo and horse riding in Windsor Great Park, boating on the River Thames and athletics at the Thames Valley Athletics Centre in Eton.

About this property

This a contemporary apartment within an exclusive Windsor Quay development on the River Thames. This spacious ground floor apartment offers bright and stylish living that boasts up-to-date technology to satisfy the needs of a modern lifestyle including video entrance phone and under-floor heating.

The apartment features a large, open plan sitting, dining area and kitchen, which the current owners have cleverly divided up using furniture to create specific spaces. The modern and sleek kitchen contains integrated appliances, a central island with breakfast bar and bi-folding doors out onto an impressive outdoor terrace. The terrace itself feels private and being South and West facing enjoys the

majority of the day's sun.

In the centre there is a gazebo to dine under and various seating areas around the edges which doesn't take a great deal of imagination to envisage how perfect this area could be when entertaining family and friends.

Of note is a separate and very good sized utility room which is so rare to find in apartment allowing for washing appliances to be housed away from the kitchen. Both the double bedrooms have built-in storage space and both the en-suite and second bathroom contain a bath and separate shower cubicle.

Two allocated parking spaces are available in the secure underground car park which includes a private storage cage and can be accessed via a lift, close to this apartment's front door.

Tenure

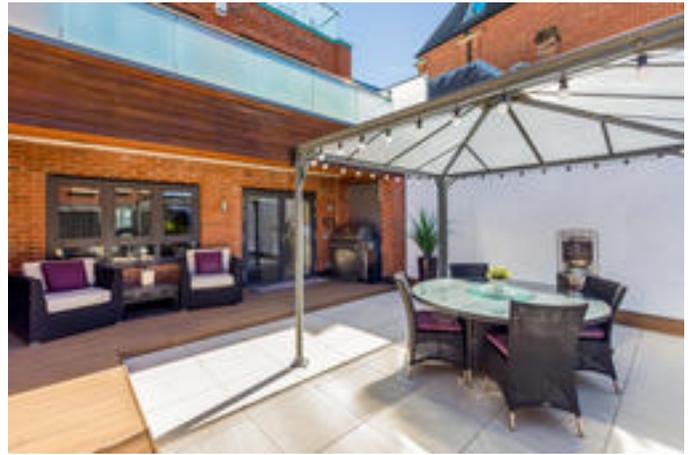
Leasehold

EPC rating = B

Viewing

Strictly by appointment with Savills





Approximate Area = 131.6 sq m / 1416 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 254103

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02026010 Job ID: 142316 User initials: NF

