



Superb three bedroom ground floor apartment

45 Trevelyan Court, Windsor, Berkshire SL4 3SE

Leasehold (155 years from 01/01/2005 years remaining)



Reception hall • open plan kitchen/dining/sitting room • 3 bedrooms (1 en suite) • bathroom • communal gardens • allocated gated parking

Local information

Trevelyan Court is situated to the west of Windsor town centre, which offers an excellent range of shopping and leisure facilities. Extensive schooling is available in the area both private and state.

Rail services to both London Waterloo and Paddington (via Slough), are available from Windsor's two stations and road connections are equally as good with easy access to the M4 (J6) which in turn provides access to Heathrow, Central London, the West Country and the M25. Sporting facilities in the area include a well-regarded leisure centre, golf at Sunningdale, Wentworth and Maidenhead, horse racing at Windsor and Ascot, polo, horse riding and cycling in Windsor Great Park and boating on some stretches of the River Thames.

About this property

Trevelyan Court is a highly desirable gated development built in 2004. The central gates open onto a well maintained courtyard which a central water feature with raised planted beds. This attractive communal space provides a welcoming entrance to the apartment. An allocated parking space in front of the apartment

This is a beautifully presented three bedroom ground floor apartment which has been upgraded by the current owner to provide contemporary, versatile open plan living. This includes gas central heating,

Kahrs light oak engineered wood flooring, cat 6 cables to all main rooms, utility cupboard with laundry plumbing. The stunning bespoke designer kitchen includes a Gaggenau induction hob, integrated appliances, Silestone quartz countertops, breakfast bar seating and built-in dining table. A kitchen door gives direct access to the communal gardens. The kitchen is open plan to the sitting room which is currently used as a study.

There are three beautifully presented bedrooms (one of which is currently used as a sitting room). All bedrooms feature full height windows and the main bedroom has a modern en suite shower room. A family bathroom completes the accommodation.

Tenure

Leasehold

Local Authority

Royal Borough of Windsor & Maidenhead

EPC rating = D

Viewing

Strictly by appointment with Savills





Approximate Area = 95.4 sq m / 1027 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
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Ground Floor

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) A		
(81-91) B		
(69-80) C	80	80
(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	

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