



Stylish duplex apartment in the heart of Windsor

16 Bridgewater Lodge, Bridgewater Terrace, Windsor, Berkshire SL4 1AN

Leasehold 120 years from 01/03/2016



Reception hall • sitting room • kitchen/dining room • 3 bedrooms (2 en suite) • bathroom • 3 terraces • garage & 2 allocated parking • store room

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 nearby.

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. Number 16 is a duplex penthouse apartment with three terraces enjoying far reaching views towards the River Thames and Windsor Castle. This is a rare opportunity to buy a luxury apartment in the centre of Windsor only 60 metres from Thames Street and the walls of Windsor Castle.

On the second floor the contemporary kitchen has a comprehensive range of units and integrated Siemens appliances as well as space for dining. The spacious sitting room has double aspect views and access to the terrace. The bedroom on this floor has built in wardrobes and a luxurious en suite shower room. A further family bathroom completes this floor.

On the third floor the main bedroom suite has access to a large terrace. The fully fitted dressing area leads through to the luxurious en suite bathroom with bath, separate double shower and twin vanity sinks. A further bedroom has fitted wardrobes and direct access to a further terrace. The landing provides another access point to the largest of the terraces.

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

Tenure

Leasehold 120 years from 01/03/2016

EPC rating = B

Viewing

Strictly by appointment with Savills





16 Bridgewater Lodge, Bridgewater Terrace, Windsor, Berkshire SL4 1AN

Gross internal area (approx) 1825 sq ft

Outbuildings 255 sq ft

Total 2080 sq ft

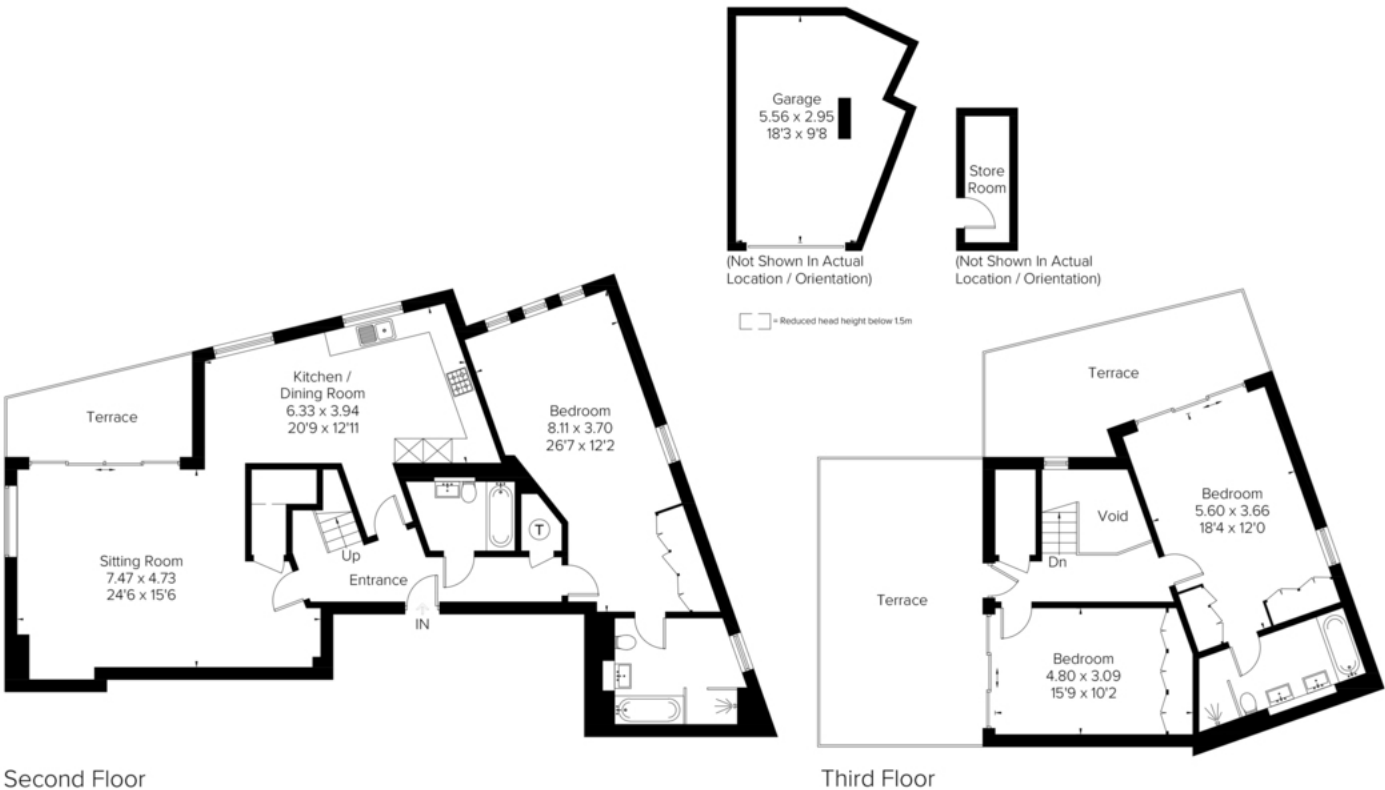


savills

savills.co.uk

John Henson
Savills Windsor
01753 834 600
windSOR@savills.com

Approximate Area = 169.6 sq m / 1825 sq ft (Excluding Void)
Garage / Store Room = 23.7 sq m / 255 sq ft
Total = 193.3 sq m 2080 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 265521

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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. 02020151 Job ID: 146598 User initials: JF

