



## Superb apartment in outstanding riverfront location

**2 Windsor Bridge Court, Eton, Berkshire SL4 6BT**

Leasehold (999 years from 01/01/2011 years remaining)



Reception hall • sitting/dining room • kitchen • 3 bedrooms (2 en suite & 2 with balcony access) • bathroom • balcony & riverside terrace • gated parking

#### Local information

Eton & Windsor are surrounded by miles of beautiful countryside yet are still within easy commuting distance of Central London.

Windsor Bridge Court is set within the conservation area of the historic and picturesque town of Eton and its excellent range of shopping facilities, public houses, bars and restaurants. Further extensive amenities are available in Windsor, with the town centre situated just across Eton Bridge. Educational opportunities in the area in both the public and private sector are extensive.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and also linking with the M25. Rail communications are equally as convenient with Windsor's two stations, Windsor & Eton Central & Windsor and Eton Riverside, offering services to London Waterloo and London Paddington (via Slough) respectively.

#### About this property

Set on the riverfront in Eton with one of the most outstanding views over the River Thames to Windsor Castle. This stylish apartment offers beautifully presented contemporary accommodation over two floors.

The open plan kitchen/dining/sitting room on the lower floor is a real feature of this property. The sleek modern kitchen offers a comprehensive range of units,

integrated appliances and a large peninsular. The spacious dining/sitting room has wonderful views over the river with four sets of doors opening out on to the 35 ft riverside terrace. This space is canter-levered over the river and affords wonderful views of river life. Discreetly concealed behind bi-fold doors is the bar which perfectly completes this wonderful entertaining space.

On the upper floor the three bedrooms are beautifully presented. The main bedroom has bespoke fitted wardrobes, access to the balcony and a stylish en suite bathroom. The remaining two bedrooms both have fitted wardrobes and one has balcony access.

The apartment also has gated underground parking for two cars.

#### Tenure

Leasehold

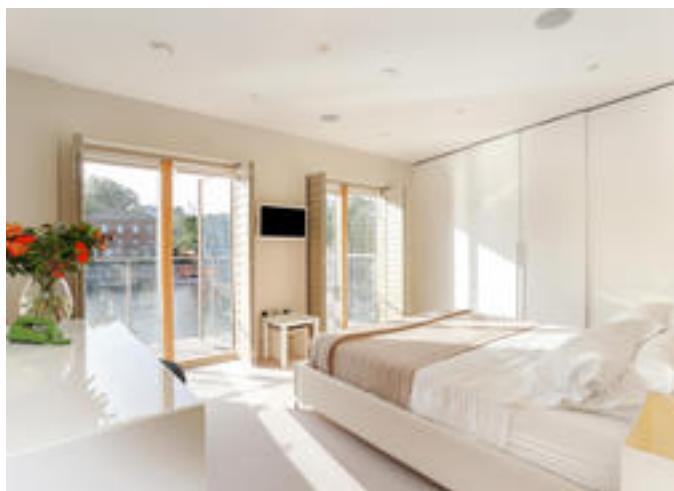
#### Local Authority

Royal Borough of Windsor & Maidenhead

EPC rating = B

#### Viewing

Strictly by appointment with Savills







**2 Windsor Bridge Court, Eton, Berkshire SL4 6BT**

Gross internal area (approx) 1733 sq ft

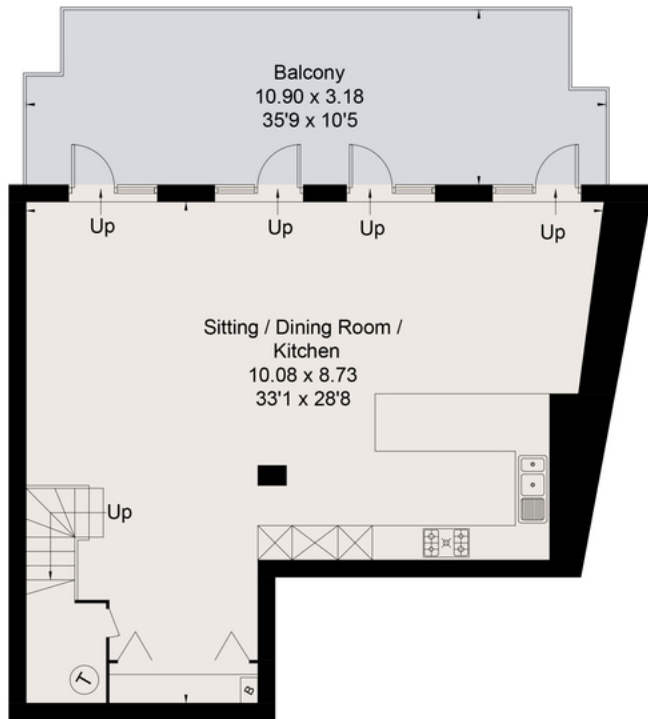
**Suzy Lambert**  
Savills Windsor  
**01753 834 600**  
windsor@savills.com



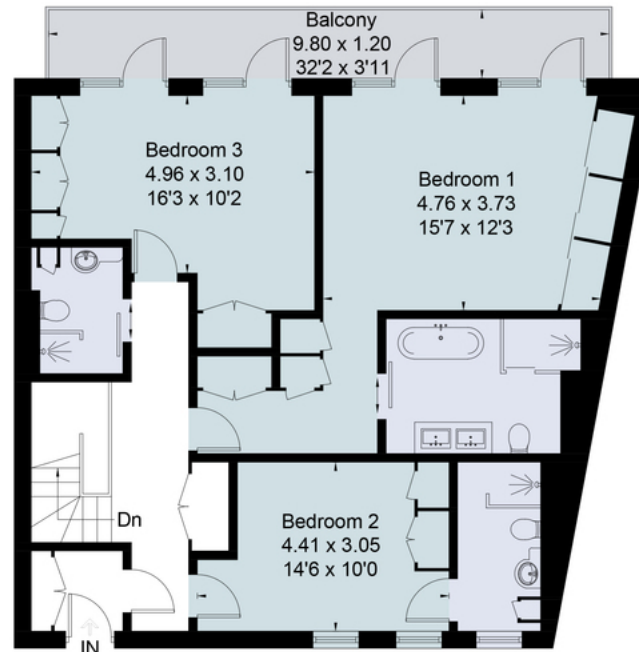
savills

savills.co.uk

Approximate Area = 161 sq m / 1733 sq ft  
For identification only. Not to scale.  
© Fourwalls



Lower Ground Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 264105

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	82
(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	

**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. 02029082 Job ID: 146069 User initials: JF

