



Stunning apartment with riverside terrace and balcony

1 Windsor Bridge Court, Eton, Berkshire SL4 6BT

Leasehold (999 year from 01/01/2011)

savills

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

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 in the heart of historic Eton this beautifully presented apartment is set in a superb riverside location with views across the river to Windsor Castle.

The stylish interior is set out over two floors and has up-to-date features to satisfy the needs of a modern lifestyle including Rako lighting, video entry system and air-conditioning in the bedrooms.

The main entrance is welcoming and leads to the apartment front door. The spacious reception hallway leads to the three bedrooms all of which have excellent fitted wardrobes and luxurious en suite facilities. The main bedroom and bedroom 2 have access to a balcony overlooking the river offering a wonderful waterside vista.

An attractive wooden staircase leads down to the open plan sitting and dining area with doors opening to the 30' decked terrace. This area is cantilevered over the river and provides unparalleled views over the River Thames towards the Castle. It is an enviable outlook. The dining area is open plan to the contemporary TM Italia fitted kitchen with integral appliances. The clean modern lines of the kitchen compliment this stylish entertaining space. Finally a door leads to the utility room. The property also has gated underground parking for two cars.

Tenure

Leasehold (999 year from 01/01/2011)

Local Authority

Royal Borough of Windsor & Maidenhead

Viewing

Strictly by appointment with Savills





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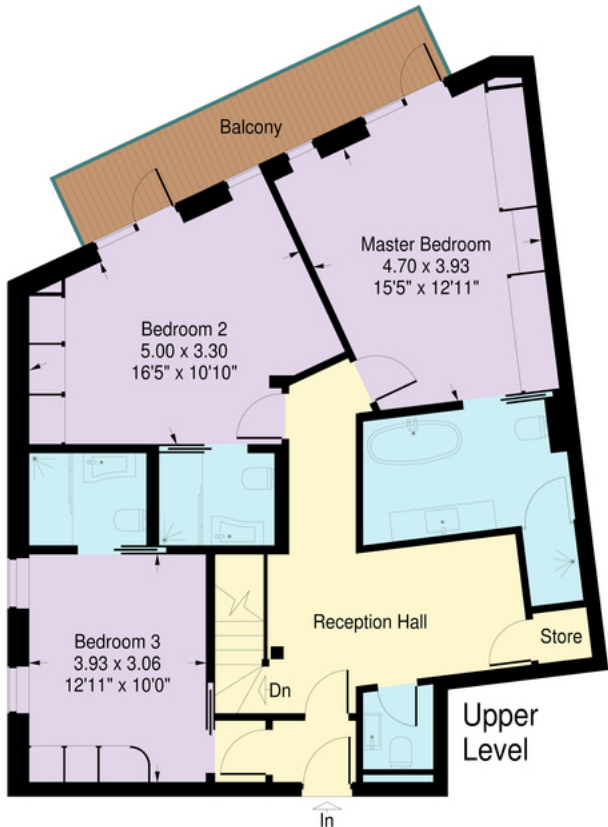
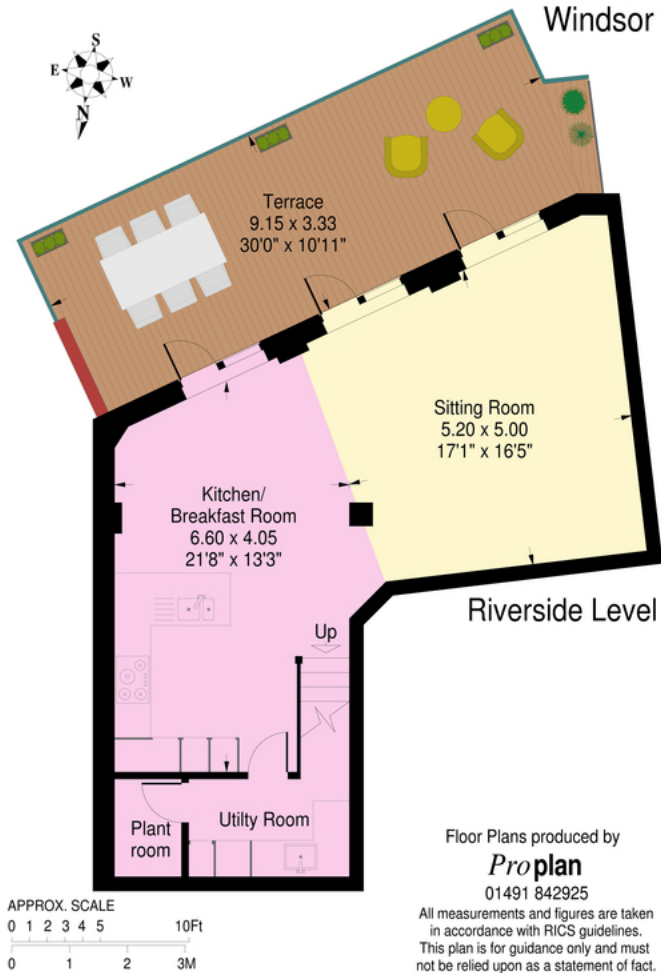
Gross internal area (approx) 1631 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(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	

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