



## Two bedroom apartment in popular gated development

**55 Knights Place, St. Leonards Road, Windsor, Berkshire SL4 3LE**

£385,000 Leasehold (Lease Expiry 01/09/2121)

**savills**

Open plan kitchen/dining/sitting room • 2 Bedrooms (1 en suite) • family bathroom • communal gardens • gated underground parking • two allocated parking spaces

#### Local information

Knights Place is situated close to Windsor town centre which offers an excellent range of shopping and leisure facilities. There is an extensive range of schooling available both private and state.

Rail connections to London (Waterloo) (approximately 68 minutes) and Paddington (via Slough) (approximately 38 minutes) are available from Windsor & Eton Riverside and Windsor Central, respectively. Road connections are good with access to the M4 being available via Junction 6 (approximately 0.8 mile).

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; horse riding, polo and cycling in Windsor Great Park; golf at Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on the River Thames.

#### About this property

This is a superb purpose built second floor apartment in the popular gated development of Knights Place, which was formally the site of the London Transport Windsor Bus Garage until 1984. There is an attractive and well-maintained central courtyard garden as well as an allocated parking space. Well located to access both Windsor town centre, the historic Windsor Castle and the Long Walk making this a highly desirable location.

This top floor apartment has wonderful high ceilings and features a welcoming open plan kitchen/sitting/dining room with ample space for relaxation and entertaining. The kitchen links to the dining room which has a range of fitted units and appliances. The pretty main bedroom has built-in wardrobes and an en suite bathroom. There is a further double bedroom with built-wardrobe and a family bathroom.

Access to Knights Place is via wrought iron security gates, which leads, via a shingle driveway, to the communal grounds. The apartment benefits from two parking spaces situated in the underground car park which is reached via a separate set of security gates. The property is also serviced by a lift and has the additional benefit of a caretaker/security permanently on site during weekdays.

Photography taken 15/10/2016

#### Tenure

Leasehold (Lease Expiry 01/09/2121)

#### Local Authority

Royal Borough of Windsor & Maidenhead

#### Council Tax

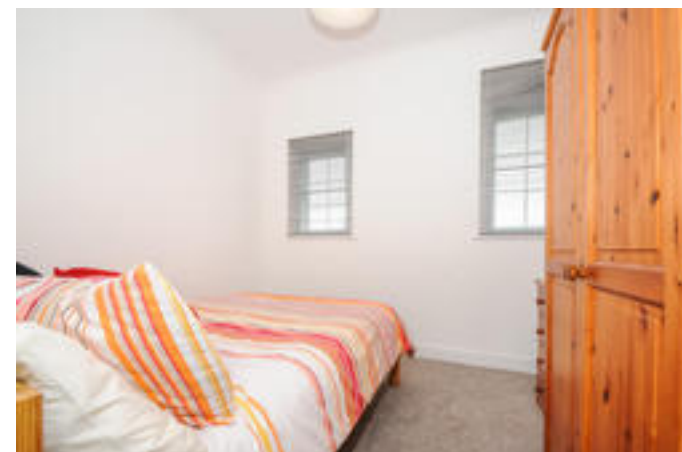
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#### Service Charge


£1831 p.a.







55 Knights Place, St. Leonards Road, Windsor, Berkshire SL4 3LE  
Gross internal area (approx) 667 sq ft/ 61.9 sq m

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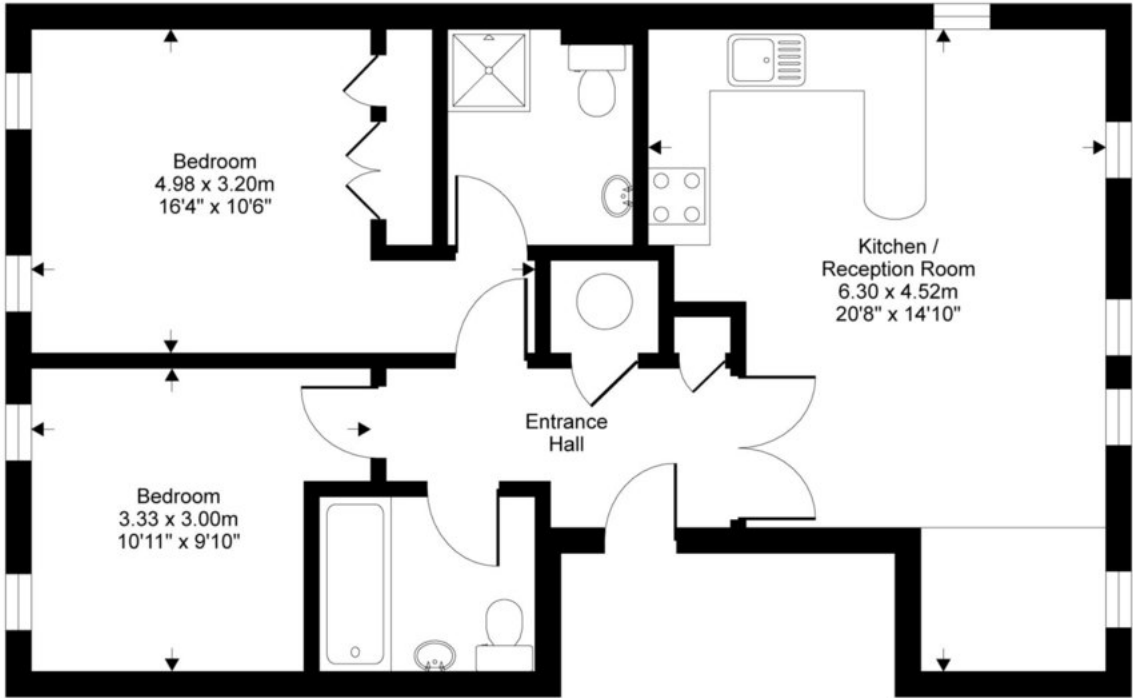
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## Knights Place, St. Leonards Road, Windsor, SL4

Gross internal floor area (approx):

61.9 sq m / 667 sq ft

For Identification only - Not to scale  
Niche Communications



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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