



Clarence Road
Price Guide £400,000



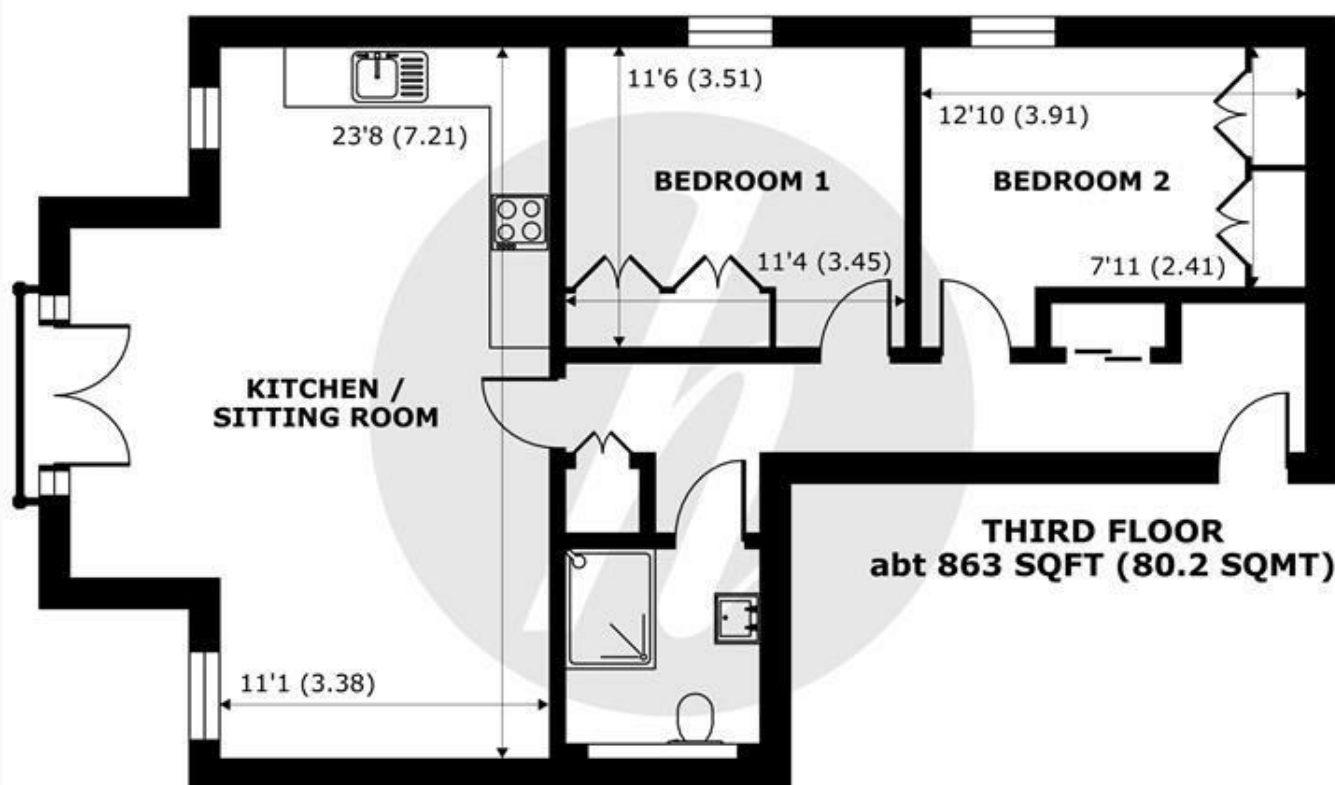


This contemporary two-bedroom, two-bathroom flat is located on the first floor of a stylish new development, just a short walk from local shops, vibrant bars, restaurants, and mainline rail links to London (Waterloo & Paddington). The property boasts underfloor heating, a Juliet balcony, and elegant herringbone oak flooring in the reception area. With the added benefit of optional parking, this home offers the perfect combination of modern style and practical living, making it an ideal choice for first-time buyers or investors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Features

- Brand New Development
- Vast Open Plan Living
- Built in Storage in Bedroom
- Lift Access
- Allocated Parking Space Available Upon Request
- Two Bedroom Apartment
- Modern Integrated Kitchen
- Further Storage Throughout
- New Lease



Clarence Road, Windsor, SL4

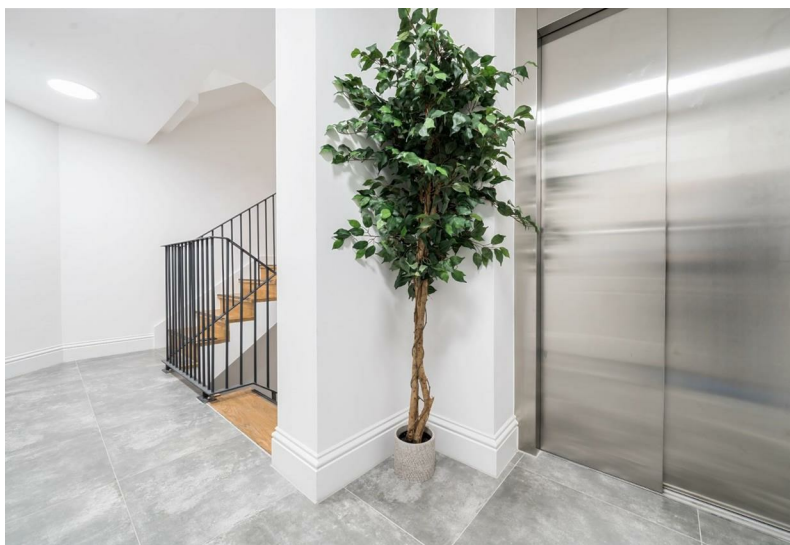
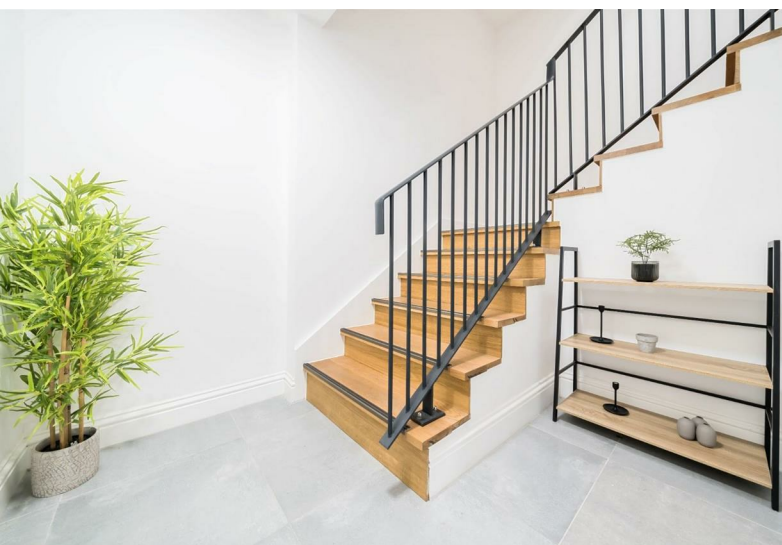
Approximate Internal Area = 729 sq ft / 67.7 sq m (Exclude Garage & Outbuildings)
Approximate External Area = 863 sq ft / 80.2 sq m (Exclude Garage & Outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Hardings. REF: 1211628





11 High Street, Windsor, Berkshire, SL4 1LD,
T: 01753 833 118 | E: info@hardings.co.uk
www.hardings.co.uk

