



# HARDINGS




Regent Court  
Guide Price £395,000





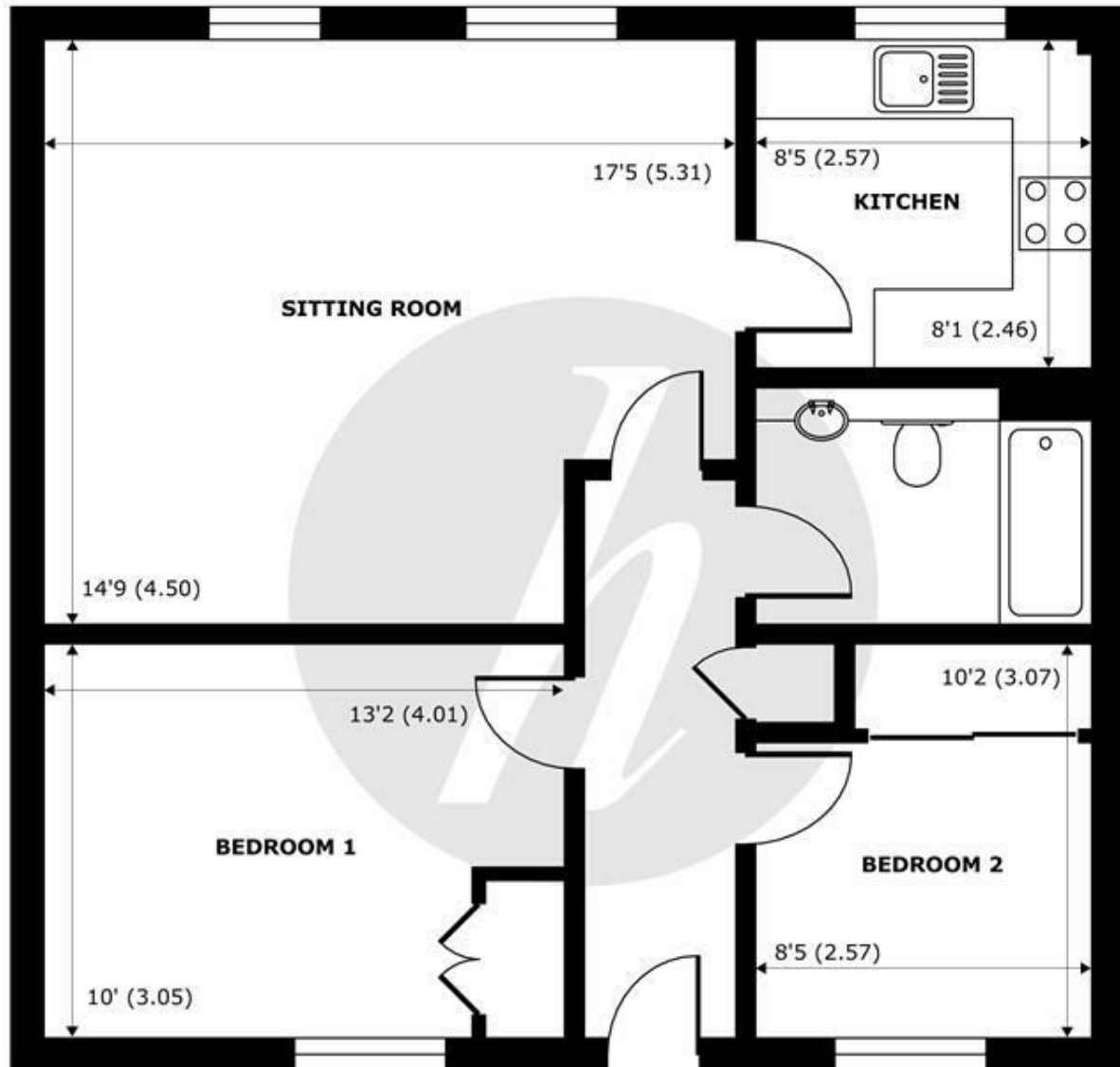
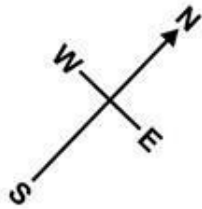


A well presented two bedroom first floor flat in a popular gated development, conveniently located just a short walk to Windsor town centre, direct rail links to London (Waterloo & Paddington) and an array of restaurants and shops. Located on the first floor, the property benefits from a lift, dual-aspect reception/diner and allocated parking with additional spaces available for visitors. The residents have private access to the landscaped communal grounds, which lead directly to the Long Walk. No Chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</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 &amp; Wales</b>	EU Directive 2002/91/EC 	

## Features

- Two Bedroom First Floor Apartment
- Secure Gated Development
- Short Walk to Windsor Town Centre
- Allocated Parking Space
- Visitor Parking
- Contemporary Interior
- Communal Gardens with Direct Access to Long Walk
- Lift
- 144 Year Lease
- No chain



**FIRST FLOOR**  
abt 760 SQFT (70.6 SQMT)

## Regent Court, Sheet Street, Windsor, SL4

Approximate Internal Area = 671 sq ft / 62.3 sq m

Approximate External Area = 760 sq ft / 70.6 sq m

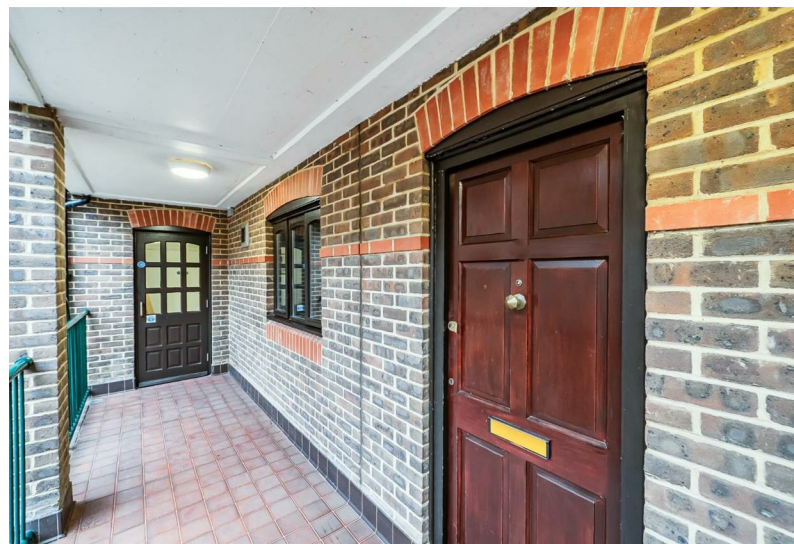
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hardings. REF: 730160







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