



JACKSON O'ROURKE

ESTATE AGENTS



**20 Chantry Close
Windsor, Berkshire SL4 5EP**

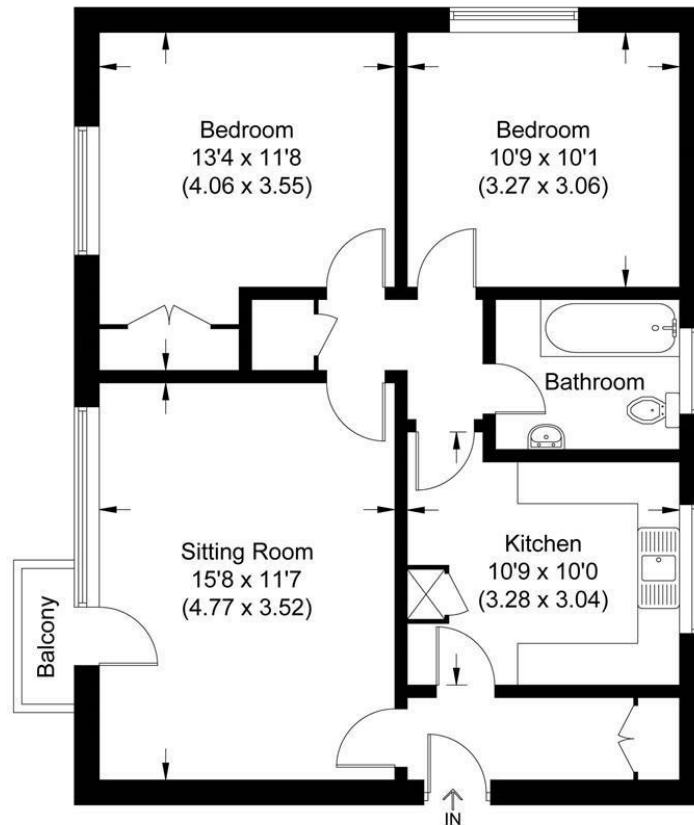
Offers in excess of £250,000

A fantastic opportunity to purchase this large two bedroom first floor apartment in need of minor decor work which is perfectly located in the heart of Windsor. An excellent purchase for both first time buyers or investors proudly featuring a large living/dining room, a 10'9 x 10'0 kitchen, a family bathroom suite, two double bedrooms, upvc double glazing, central heating, balcony, communal garden space, residents parking and a garage. Situated less than a 20 minute walk to Windsor & Eton Central Station which is a direct service in to Slough giving access to the Elizabeth line (17 minutes into London) the property also offers easy access to Heathrow Airport (11 miles) or Central London via the M4 motorway, with Junction 6 being less than a five minute drive. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. The property offers a share of the freehold and service fees/ground rent charges amount to £160 per month. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes walk. Local busses which stop very close by offer a frequent service into Windsor town centre, with Windsor Castle, high street, shops, restaurants and leisure facilities all on your door step. Viewings for this property are highly recommended. Landlords can expect a rental return of £1400 per calendar month.

Perfect investment or first time buy. Chain free, EPC - C

Chantry Close

Approximate Gross Internal Area 62.59 sq m / 673.71 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Please Note: Jackson O'Rourke Estate Agents have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings etc.

We believed these particulars to be correct however they are not guaranteed by the vendor or ourselves.. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.