



# SIMMONS & SON



**Maidenhead Road, Windsor, SL4 5EQ**

**Offers In Excess Of £450,000 Share of Freehold**

Simmons & Son are proud to present to the market this beautiful Victorian townhouse conversion located on Maidenhead Road in Windsor. This beautifully presented ground floor garden maisonette offers a delightful blend of comfort and convenience. With a spacious reception room that seamlessly flows into modern open kitchen/diner, this property provides ample space for relaxation and entertaining. The well-appointed bedroom is a serene retreat, with built-in wardrobes and an en suite shower room while the modern bathroom ensures all your needs are met.

This property originally a two-bedroom apartment has been adapted by the current owner to function as a spacious one-bedroom layout. The alteration enhances the sense of space and creates a more open and flexible living arrangement, while still offering the potential to be reinstated as a two-bedroom property if desired. This makes it an ideal option for buyers seeking generous proportions and versatility in their next home.

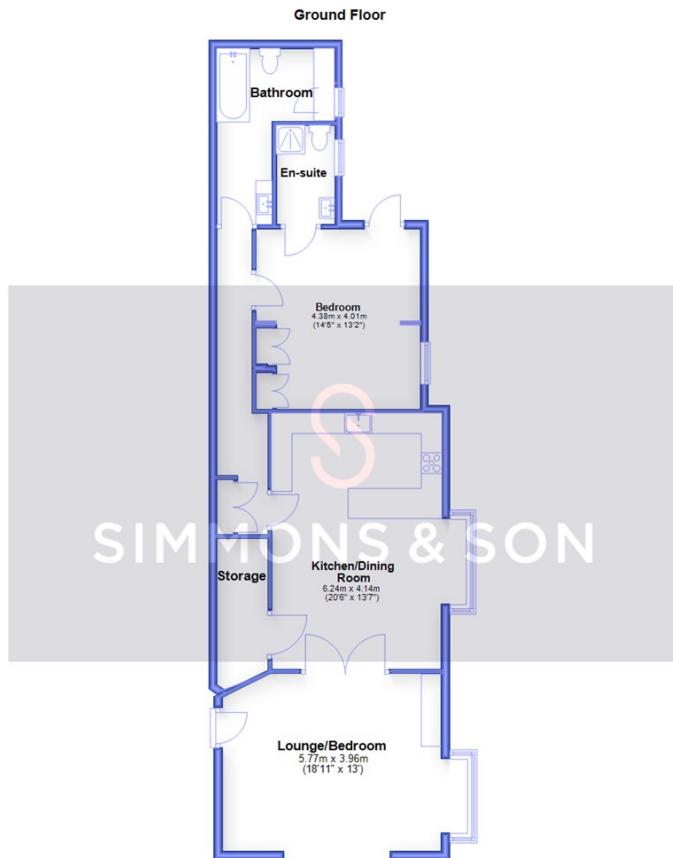
One of the standout features of this flat is its proximity to Windsor, allowing you to enjoy the vibrant local culture, shops, and dining options just a short walk away. The flat is part of a conversion, which adds character and charm to the living space, making it a unique find in the area.

Additionally, this property comes with a share of the freehold, boasting an original 999-year lease and a low service charge, making it an attractive option for both first-time buyers and investors alike. For those with electric vehicles, the inclusion of a dedicated parking space with an electric charger adds to the convenience of modern living.

This garden maisonette is not just a home; it is a lifestyle choice, offering a perfect balance of tranquillity and accessibility in one of the UK's most sought-after locations. Don't miss the opportunity to make this exquisite property your own.



# Maidenhead Road, Windsor, SL4 5EQ



- Beautifully Presented Ground Floor Garden Maisonette
- Ideal BTL / Air B&B Investment with Fully Furnished Option
- SC: £150 per month including Buildings Insurance & GR: £0 pa
- Share of Freehold (original 999 year lease)
- Walk to Windsor & Eton Central & Riverside Train Stations
- Close To Local Amenities & Restaurants
- RBWM Council Tax Band: C £1485.69 pa
- Parking Space & Electric Charger Point
- No Onward Chain
- EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		77
(81-91) B		67
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		