



# SIMMONS & SON



## Mountbatten Square, Windsor, SL4 1SX

### Offers In Excess Of £230,000 Leasehold

Conveniently situated in Mountbatten Square, this delightful two-bedroom flat offers a perfect blend of comfort and convenience in the heart of Windsor. The property boasts a well-appointed reception room, providing an inviting space for relaxation and entertaining. With two spacious bedrooms, it is ideal for small families, couples, or individuals seeking extra room for guests or a home office.

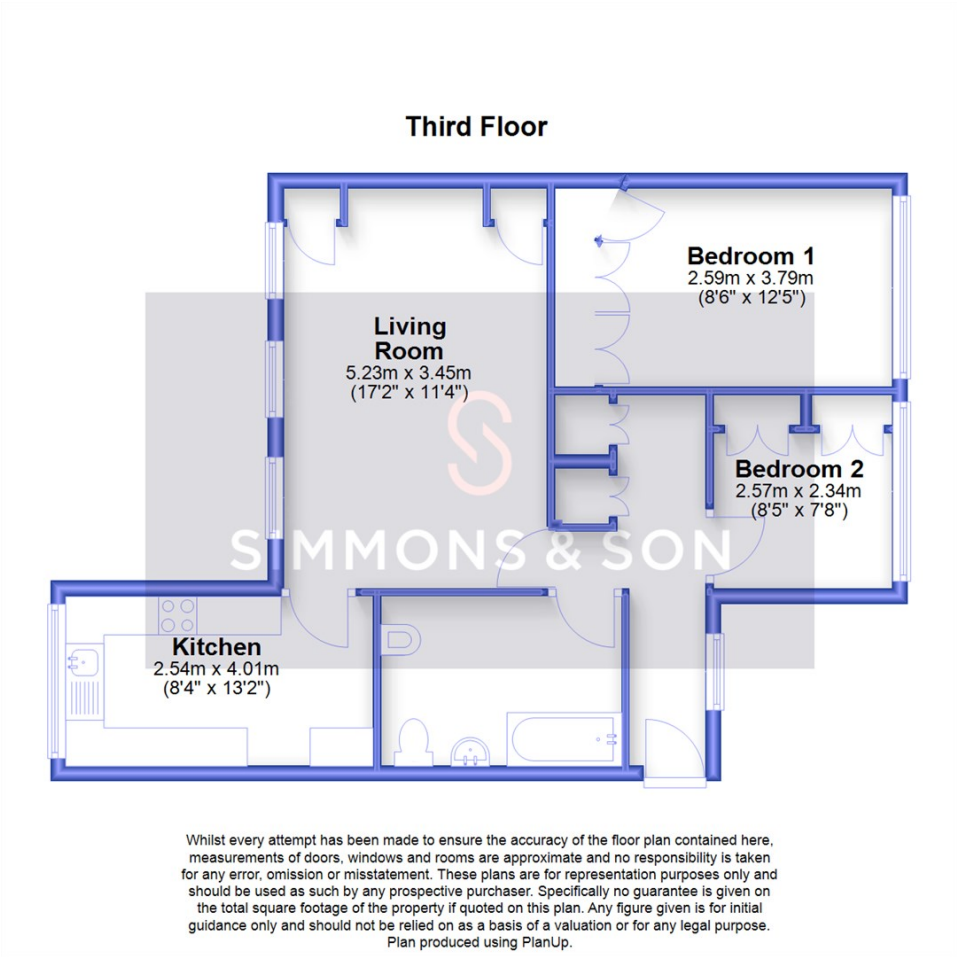
The flat is in good condition, ensuring that you can move in with ease and start enjoying your new home right away. The modern design and thoughtful layout create a warm and welcoming atmosphere throughout.

One of the standout features of this property is its prime location. Situated within walking distance to the train station, commuting to London or exploring the surrounding areas is both simple and efficient. Windsor itself is a vibrant town, rich in history and culture, offering a variety of shops, restaurants, and recreational activities.

This purpose-built flat is not just a home; it is a lifestyle choice, perfect for those who appreciate the charm of Windsor while enjoying the benefits of modern living. Whether you are looking to invest or find your next home, this property is a wonderful opportunity not to be missed.



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- Well Presented Two Bedroom Apartment
- Walking Distance To Windsor Town Centre
- Communal Gardens
- No Onward Chain
- 125 Years Remaining on Lease
- Excellent Transport Links
- Grount Rent - Peppercorn
- Service Charge 24/25 - £550.58 Insurance - £75.06 Management fee - £91.14 Per Annum
- EPC - D
- Council Tax Band - C



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		
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		

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.