



15 Lammas Court, Windsor, SL4 3ED

£365,000

# 15 Lammas Court, Windsor, SL4 3ED

We are pleased to bring to the market this two bedroom ground floor maisonette with its own good size rear garden, situated in a quiet side road off St. Leonard's Road in Windsor town centre, with a share of freehold and residents' (permit) parking.

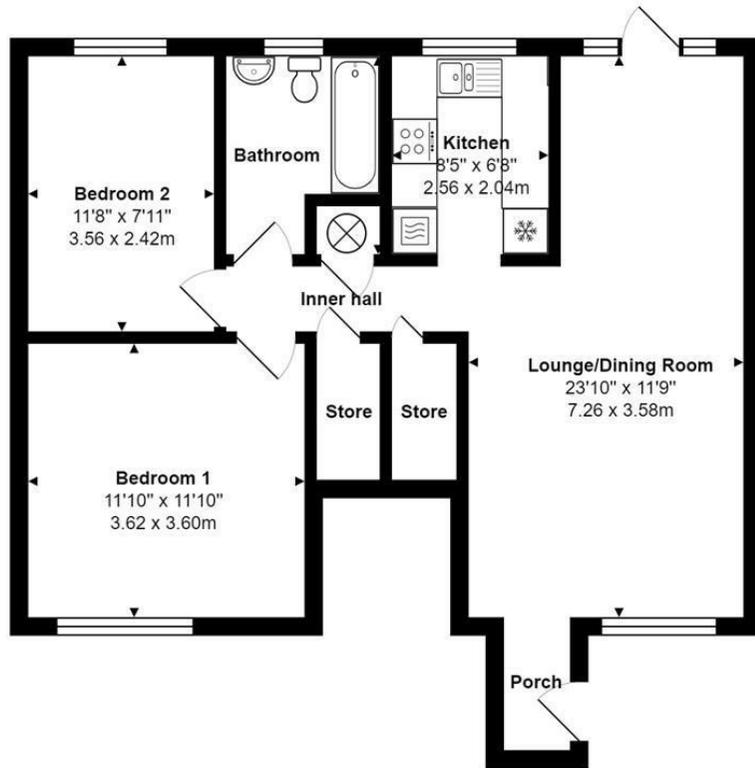
The accommodation comprises an entrance porch, large lounge/dining room, separate kitchen, two bedrooms and white bathroom suite. There are also some useful cupboards.

As well as this property having its own rear garden, Lammas Court has well-kept communal grounds, so you can choose sun or shade as the mood chooses. There is also a possibility of renting a garage in the block to the rear, subject to availability. The property would benefit from some updating, but in the last year or so there has been lovely wood flooring installed in several rooms.

Windsor town centre is a short walk and has a wide variety of shops, pubs and restaurants as well as the nearby train stations of Windsor & Eton Central where trains run to London Paddington (via Slough) and Windsor & Eton Riverside (London Waterloo line). There is excellent schooling nearby, The Long Walk, Windsor Great Park and of course the Castle itself can be reached within a 10-15 minute walk and J6 M4 & J13 M25 are both about a 10 minute drive, providing access to the M40 & M3 and Heathrow Airport. EPC rating: E. Share of freehold with approx. 994 year head lease. Service Charge approx. £582pa. Ground Rent: £nil.



# Floor Plan



Total Area: 703 ft<sup>2</sup> ... 65.3 m<sup>2</sup>



## Features

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Tenure - Share of Freehold Council Tax Band - D

