

# 21 Claremont Road

windsor, Berkshire



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A 3-bedroom ground floor maisonette with private parking, in sought-after town centre location

An attractive duplex apartment with its own entrance, featuring generously-proportioned rooms, elegant neutral décor and quality fixtures. It is located in a tree-lined road adjoining the Holy Trinity church, within striking distance of Windsor town centre and its two train stations



**1 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**2 ALLOCATED PARKING SPACES**



**PRIVATE TERRACE & PATIO**



**SHARE OF FREEHOLD**



**TOWN**



**1,482 SQ FT**



**GUIDE PRICE  
£850,000**



### The property

Forming one of only four duplex properties in an attractive semi-detached building and benefitting from a share of the freehold, an attractive three-bedroom apartment with its own entrance and almost 1,500 sq ft of light-filled accommodation arranged over two levels. Configured to provide elegant and practical living and entertaining space, it features sash glazing, generously-proportioned rooms, neutral décor and quality fixtures and fittings including contemporary sanitaryware throughout.

The ground floor accommodation flows from a welcoming reception hall, which also features a useful cloakroom. At its heart is an impressive 40 ft dual-aspect open-plan kitchen, sitting, and dining area. The rear-facing kitchen is finished with gloss-tiled flooring and fitted with a range of sleek, high-gloss wall, base and full-height units, complemented by matching work surfaces and splashbacks. Modern integrated appliances are included, while French doors open to a Juliet balcony.

The adjoining open space offers flexibility to suit the purchaser's needs, with ample room for both dining and seating areas. From the reception hall, stairs lead down to the lower ground floor.

An L-shaped hallway practical storage space including a fitted utility room, and opens onto a private rear terrace. From here, the hall connects to three bedrooms and a family bathroom, complete with a bath and shower over.

The principal bedroom offers fitted storage and enjoys direct access, via French doors, to the rear terrace, as well as a fully-tiled en suite bathroom featuring both a bath and a separate shower enclosure. Of the two remaining bedrooms, one includes useful built-in storage, while the other has access to a private patio area. Both the principal bedroom and bedroom two are enhanced by secondary glazing to the windows.



## Outside

Set behind established clipped hedging and having strong kerb appeal, the property is approached via steps rising to a generous storm porch and welcoming ground floor reception hall beyond.

To the front of the property, there is an allocated parking space, while a side pedestrian gate provides access to the private lower ground floor patio. A further parking space is available to the rear, accessed through a secure gated entrance.

## Location

The historic market town of Windsor is one of the UK's most sought-after locations with its pretty streets, beautiful parks and proximity to London. The town offers a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach.

For the commuter, and within striking distance of the property, Windsor's two train stations offer regular services to London Waterloo and Paddington (via

Slough); the M4 is available via the nearby junction 6, providing access to Heathrow Airport, the M25, Central London and the West Country. Heathrow Airport may also be reached via the Heathrow Express bus from Windsor High Street.

Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the river Thames for boating and rowing. Windsor is also fortunate to be near some of the country's finest state and public schools, including St George's School, Upton House School and the world-famous Eton College.



## Distances

- M4 (Jct 6) 2.4 miles
- Windsor town centre 0.3 miles (on foot)
- Ascot High Street 6.5 miles
- Maidenhead 6.8 miles
- Heathrow Airport (T5) 8.5 miles
- Central London 25 miles

## Nearby Stations

- Windsor & Eton Central
- Windsor & Eton Riverside
- Datchet

## Key Locations

- Windsor Castle & the Long Walk
- Windsor Great Park
- Windsor Racecourse
- Savill Garden
- Virginia Water Lake
- Ascot Racecourse
- Runnymede
- LEGOLAND Windsor Resort

## Nearby Schools

- St. George's, Windsor
- Windsor Boys'
- Windsor Girls'
- Upton House, Windsor
- Eton College
- Lambrook, Winkfield Row
- St John's Beaumont, Old Windsor
- Bishopsgate, Englefield Green
- Papplewick, Ascot
- LVS Ascot
- Heathfield, Ascot





The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

House internal area 1,482 sq ft (138 sq m)

Terrace external area = 178 sq ft (17 sq m)

For identification purposes only.

## Directions

Post Code: SL4 3AX

what3words: ///exist.dull.cubs

## General

**Local Authority:** Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

**Services:** Mains electricity, gas, water and mains. Under-floor heating. Water softener.

**Tenure:** Share of freehold with underlying lease of 125 years from 1st January 2010

**Service Charge:** Approx. £2370.58 p.a.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

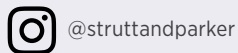
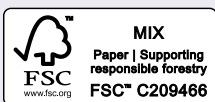
**EPC Rating:** C

## Windsor

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