



4 Nightingale Walk  
Windsor, Berkshire

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**STRUTT  
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## 4 Nightingale Walk Windsor Berkshire SL4 3HS

An elegant two-bedroom apartment in a modern development, within striking distance of Windsor town centre

Windsor town centre 0.5 miles, Windsor & Eton Riverside mainline station 1.0 miles (58 minutes to London Waterloo), M4 (Jct 6) 2.4 miles, Maidenhead 6.5 miles, London Heathrow Airport 8.7 miles, Central London 24 miles

Reception hall | Sitting/dining room | Kitchen  
Principal bedroom with en suite bathroom  
1 Further bedroom | Family bathroom  
Communal gardens | 2 Allocated parking spaces  
EPC rating C

### The property

An attractive ground floor apartment offering elegant styling and comfortable living, with generously proportioned rooms and large sash windows that bathe the interior in natural light.

The reception hall provides a welcoming impression upon entering and provides access to all of the rooms. The light and airy sitting/dining room, with its large southeast-facing bay window, is a fine place in which to relax and/or dine, thereby providing excellent entertaining space. The adjacent kitchen is well equipped for modern living with its integrated appliances, extensive fitted storage and breakfast bar.

There are two double bedrooms, including the principal bedroom with its bay window, built-in wardrobes and large en suite bathroom with a separate shower unit, and a family bathroom.

### Outside

The apartment building is set in well-maintained communal gardens with areas of lawn, established border hedgerows and well-stocked beds with various shrubs and flowers. In front of the apartment building there are parking bays with 2 parking spaces allocated to apartment no. 4.

### Location

The historic market town of Windsor is one of the UK's most sought-after locations with its renowned castle, beautiful parks, two train stations with regular services to London, and close proximity of the M4 and M25.

Nightingale Walk is conveniently located for Windsor town centre and its fine variety of shopping and leisure facilities. Historic Eton may be accessed via a footbridge over the River Thames and some of the country's finest restaurants are also within easy reach.

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.

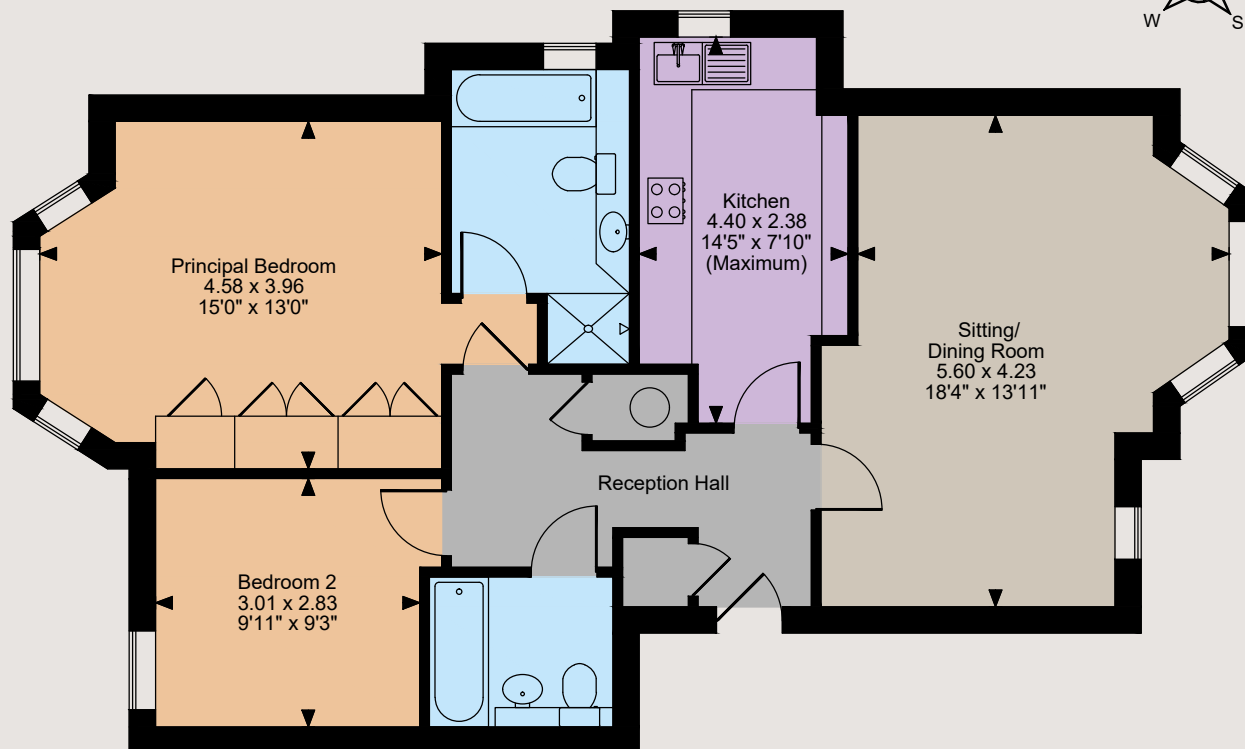
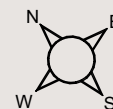
Windsor is also fortunate to be in close proximity to some of the country's finest state and public schools, including Windsor Boys' School, Windsor Girls' School, St George's School, Upton House and Eton College.







Floorplans  
House internal area 841 sq ft (78 sq m)  
For identification purposes only.



Ground Floor

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

With Strutt & Parker's Windsor office on your left, head along Sheet Street (B3022) and as the road bears sharply to the left, turn right onto Frances Road. Continue to the end of the road and then follow the road around the large roundabout, and then take the second exit into Bolton Avenue. Take the first turning on the right into Nightingale Walk and then first right to stay on Nightingale Walk. The property will be found on the right at the end of the cul-de-sac.

## General

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

**Services:** Mains electricity, gas, water and drainage

**Service Charge:** £2,900 p.a., (paid in October and April)

**Council Tax:** Band F

**Tenure:** Share of Freehold and leasehold – 999 years from 2024

(£80 administration charge for the filing of annual accounts)

**Guide Price:** £475,000

## Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

**01753 257217**

windsor@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

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