



Apartment 59
Knights Place, St. Leonards Road, Windsor, Berkshire

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Apartment 59 Knights Place St. Leonards Road Windsor, Berkshire SL4 3LE

A contemporary apartment in a sought-after gated development, close to Windsor town centre

M4 (Jct 6) 2.4 miles, Windsor town centre 0.6 mile, Windsor & Eton Central station 1.1 miles (London Paddington 29 minutes), Windsor & Eton Riverside station 1.2 miles (London Waterloo 58 minutes), Heathrow Airport (T5) 8.6 miles, Central London 25 miles

Reception hall | Sitting room | Kitchen | Principal bedroom with en suite shower room | Bedroom 2 | Bathroom | Balcony | 2 Secure underground parking spaces | Visitors' parking | Communal gardens | EPC rating C

The property

Offering well-presented accommodation and on-trend styling, the apartment provides a light and airy living environment and an elevated position within the purpose-built development. The reception hall, with fitted storage cupboards, opens out to the principal rooms including the sitting room that enjoys direct access to a balcony via French doors, and benefits from a wall of fitted units incorporating display shelving and media cabinets. The bright, kitchen is fitted with a sleek range of white gloss units, integrated appliances and a breakfast bar setting for informal dining.

The apartment is arranged to provide two bedrooms, both with window alcoves which provide niche recesses ideally suited for a work-desk or dressing table. The principal room has the benefit of mirror-fronted wardrobe storage and access to an en suite shower room, with a beautifully appointed and fully-tiled family

bathroom completing the accommodation. It is worth noting that there is ample eaves storage space off each bedroom and useful attic space across the entire apartment.

Outside

The development may be accessed via wrought-iron security gates which open into the attractive communal gardens, or alternatively, via a further set of security gates leading into the underground car park. The gardens are landscaped to offer a sanctuary for outdoor sitting and relaxation. The garden features a sinuous design of pathways, areas of brick-edged lawn, beds containing an attractive selection of shrubs and perennial plants and a decked platform with timber arbour.

Number 59 has a private balcony with decorative wrought-iron railing and paving providing a spot in which to sit and enjoy the elevated outlook over the town to the castle. The apartment itself benefits from two secure, underground parking spaces, and there is ample provision for visitor parking.

Location

Knights Place is conveniently situated for easy access to Windsor town centre, with its superb range of high street stores, designer boutiques, restaurants, bars and cafes. Windsor Castle and the Long Walk are also within striking distance and the beautiful open space of Windsor Great Park is within easy reach, offering approximately 4,800 acres to explore. The quaint historic town of Eton lies just across the River Thames and can be reached on foot, via the Eton Footbridge.

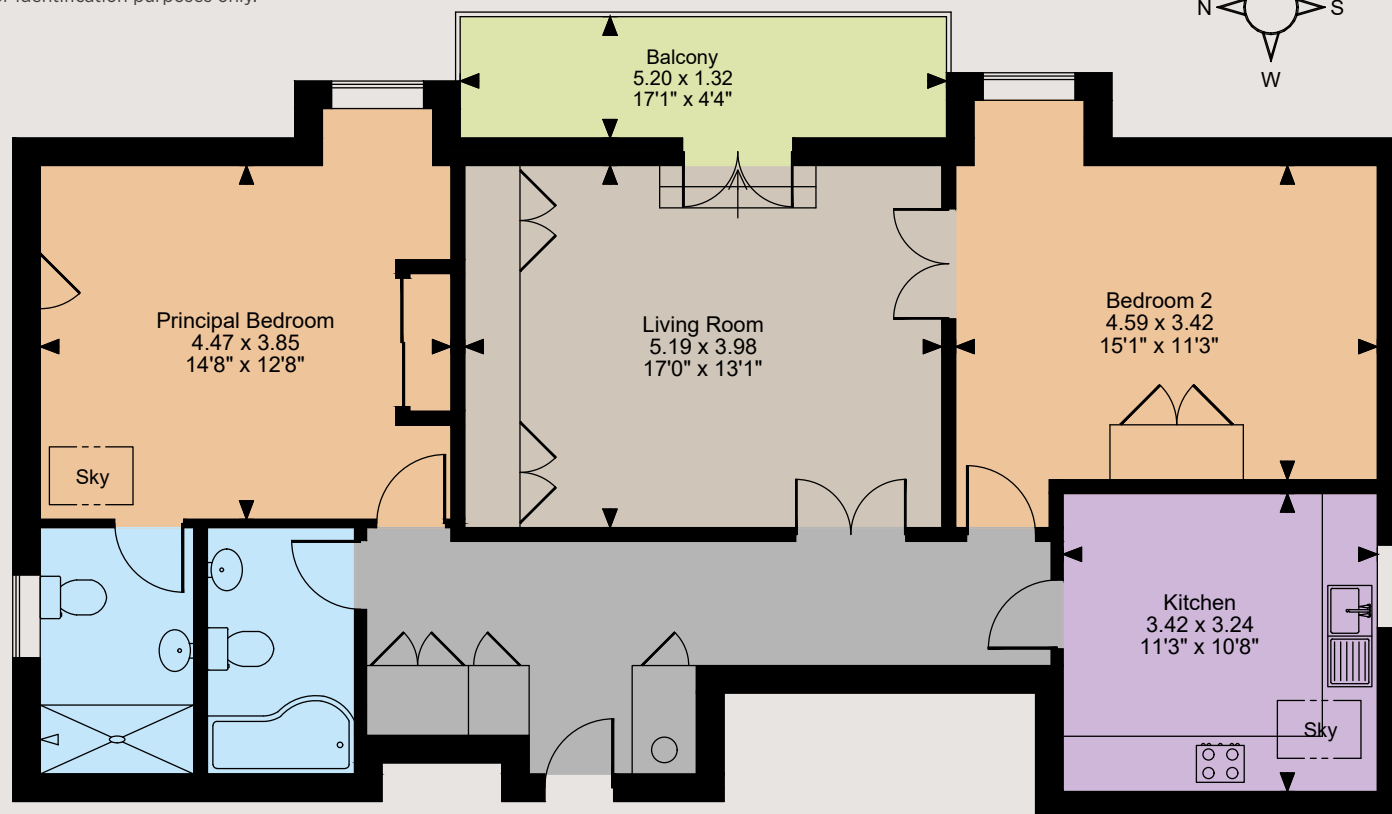
Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the river Thames for boating and rowing. Family attractions include the Theatre Royal and the Firestation Arts Centre in Windsor, and Legoland in Winkfield.

There are also superb educational opportunities in the area, both in the state and independent sectors.





Floorplans
Apartment internal area 1,002 sq ft (93 sq m)
Balcony external area = 75 sq ft (7 sq m)
For identification purposes only.



Third Floor

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

Transport links are excellent with Windsor's two mainline stations offering regular services into London, while the nearby M4 (J6) provides easy access into London, the West Country and Heathrow Airport, for nationwide and international travel

Directions

With Strutt & Parker's Windsor office on your left, proceed along Sheet Street/B3022 and as the road bears sharply around to the left, turn right to join Frances Road. Continue to the large roundabout, continue around to take the first small turning on the right. The entrance to Knights Place will be found immediately on the right.

General

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

Services: Mains electricity, water and drainage.

Council Tax: Band F

Tenure: Leasehold – 125 years from August 1st 1996

Service Charge: £2,994.74 pa

Guide Price: £575,000

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

01753 257217

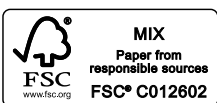
windsor@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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