



39 Church Road, Old Windsor
£230,000

 **HORLER**



Property Summary:

Located on Church Road in Old Windsor, this attractive ground-floor maisonette offers comfortable living in a convenient location. Featuring a spacious double bedroom, it is ideal for first-time buyers, couples or investors. The property boasts a modern fitted kitchen with contemporary appliances and a stylish bathroom, creating a practical and well-presented home. A particular highlight is the front and rear gardens situated on the left-hand side, providing excellent outdoor space for relaxing, gardening or entertaining. Conveniently positioned close to local shops, schools and everyday amenities, the maisonette offers easy access to the surrounding area. With a long lease remaining, this property presents an excellent opportunity for buyers seeking a well-located home or rental investment in Old Windsor. Viewing is highly recommended.

General Information

Tenure: Leasehold Lease Length remaining: Approx 990 years Service Charge: Approx. £244.10pa Council Tax Band: 'C'

Legal Note:

****Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.****





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		