



36 Luff Close, Windsor
£225,000



Property Summary

Located in Luff Close, Windsor, this attractive one-bedroom ground-floor maisonette offers comfortable and practical accommodation, ideal for first-time buyers or investors. The property features a well-proportioned reception room, perfect for relaxing or entertaining, alongside a cosy bedroom providing a peaceful retreat. A conveniently located bathroom completes the accommodation. Outside, the front courtyard garden offers a pleasant outdoor space and benefits from two brick-built storage cupboards, ideal for keeping outdoor belongings neatly organised. The maisonette is conveniently situated close to local schools, shops and excellent transport links, providing easy access to everyday amenities and the surrounding area. Combining a practical layout with useful outdoor storage and a convenient location, this property presents an excellent opportunity for buyers seeking a well-located home or investment in Windsor. Early viewing is highly recommended.

General information

Lease: Approx 87 years remaining Service charge:
Approx £130 per annum including buildings insurance
Council Tax band - B



Legal note

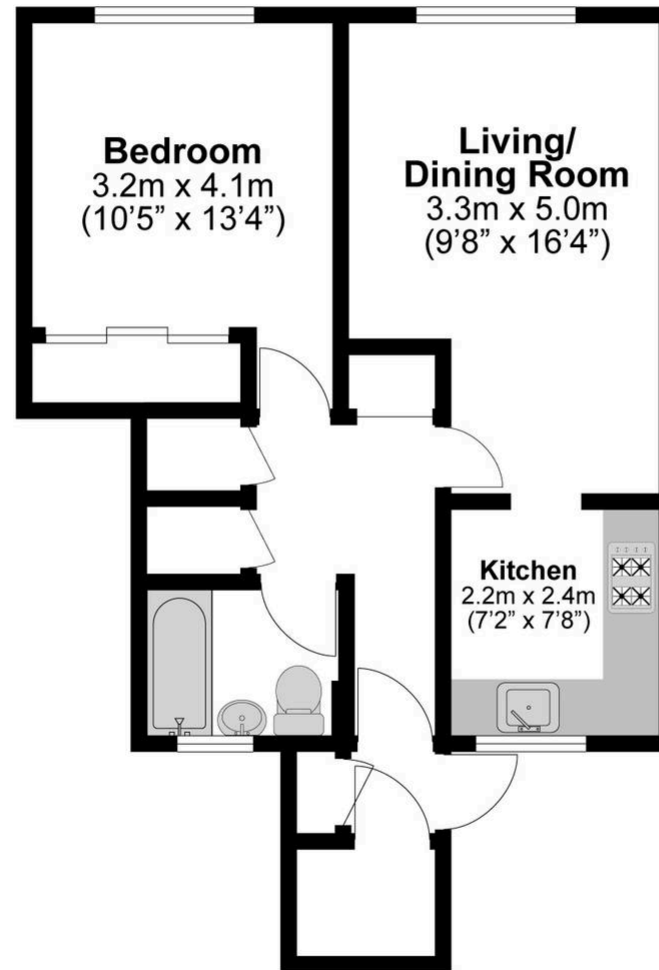
****Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.****



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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	79	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

Total Approximate Floor Area
602 Square feet
56 Square metres



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**