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GUIDE PRICE £210,000 LEASEHOLD

18 COMMON ROAD, ETON WICK, WINDSOR, BERKSHIRE, SL4 6JE

****No onward chain**** A very well presented, one bedroom first floor maisonette with far-reaching views over meadows and located in this popular village on the outskirts of Windsor & Eton. The property has been subject to refurbishment by the present owner and now provides modern living with a quiet rural feel. The accommodation offers a refitted modern kitchen, contemporary shower room, spacious living/ dining room, double bedroom with built-in wardrobe, allocated parking space behind and visitor parking.

Within walking distance of the property is Dorney Common, the River Thames, Eton and Windsor town centre. The local train stations are Windsor and Eton Riverside (London Waterloo) and Maidenhead/ Slough (Paddington/ Elizabeth Line). Maidenhead and Slough are just a short drive away and the property offers easy access to the M4 and M25.

- Very well presented one bedroom first floor maisonette
- Refurbished by the present owner
- Modern fitted kitchen
- Contemporary shower room
- Spacious living/ dining room
- Double bedroom with built-in wardrobe
- Far-reaching views over meadows
- Allocated parking & visitor parking
- Desirable village location
- Commutable location close to popular towns

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LEASE, CHARGES & COUNCIL TAX

Lease remaining:

Service charge:

Ground rent:

Council tax:

ACCOMMODATION

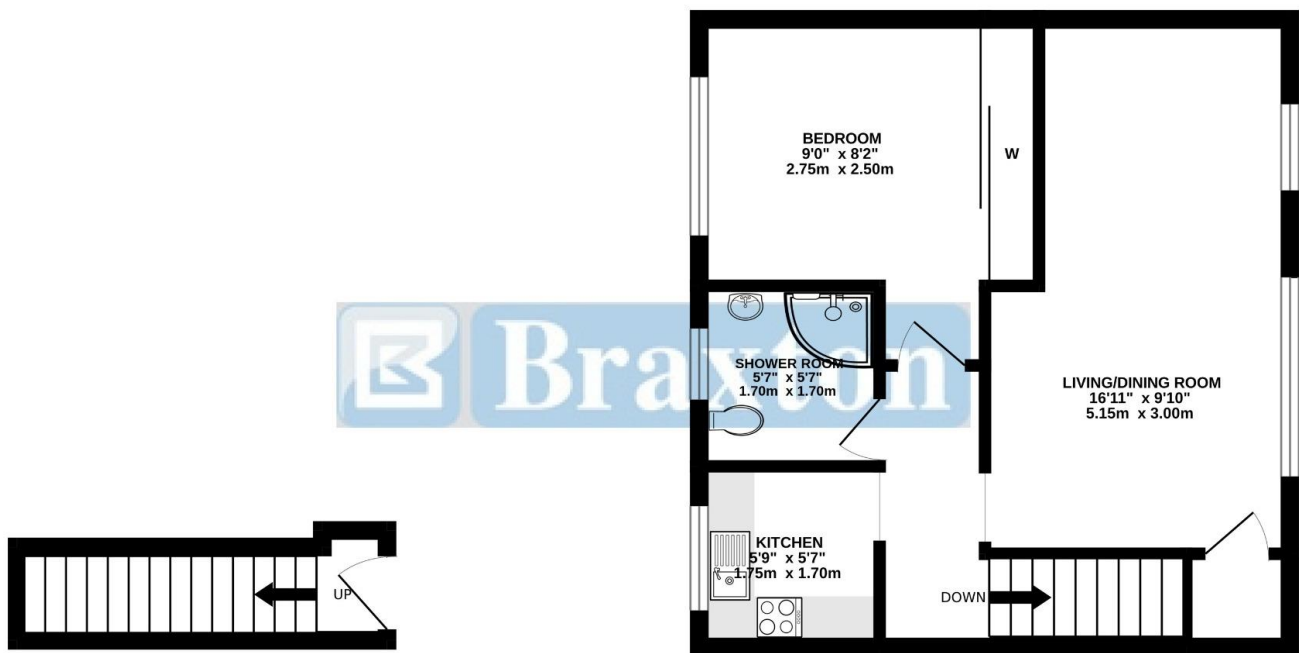




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

GROUND FLOOR
35 sq.ft. (3.3 sq.m.) approx.

FIRST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 405sq.ft. (37.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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