

1 1 1



# Connaught Court, *Windsor*

OSBORNE HEATH

# A one bedroom retirement apartment in Windsor town centre, with a residents lounge, guest suite and an on-site manager.

Connaught Court was constructed by McCarthy & Stone and comprises of 38 properties arranged over 5 floors each served by a lift. The development benefits from management staff and Apello alarm system, resident and guest parking, guest suite, a laundry room and a residents' lounge.

The apartment is on the third floor and has a dual aspect living and dining room, kitchen, double bedroom with wardrobes and a shower room. Outside, there are communal gardens and a residents car park.

Alma Road is a sought after address in Windsor town centre, close to Clarence Medical Centre and various dental practices. Windsor also has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Windsor is also convenient for the M4, M25 and Heathrow Airport.

NB: It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.

EPC rating C. Council Tax band D. 125 year lease from 2007 - 108 years remaining. Ground Rent £425pa and Service Charge £3207.64pa.

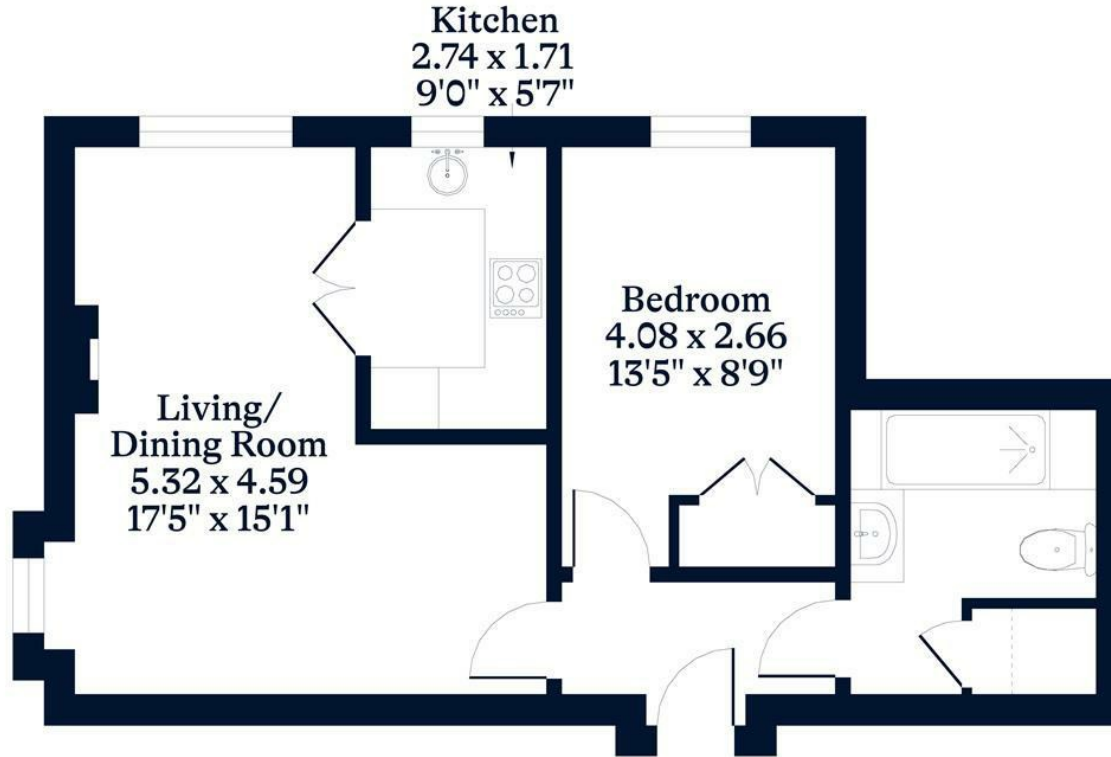




**APPROXIMATE FLOOR AREA**  
Apartment - 46.98 sq m - 506 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**Third Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)