



Leasehold - £185,000 (94 years remaining* T.B.C.)

- ❖ OVER 60'S* ❖ 1ST FLOOR WITH **LIFT** ❖
- ❖ COMMUNAL GARDENS ❖ EDGE OF TOWN ❖
- ❖ 2 DOUBLE BEDROOMS ❖ HALL ❖ STORE CUPBOARD ❖ SHOWER ROOM ❖
- ❖ KITCHEN ❖ LOUNGE/DINING ROOM ❖ ECONOMY 7 ELECTRIC HEATING ❖
- ❖ DOUBLE GLAZING ❖ RESIDENT/VISITOR PARKING ❖ NO ONWARD CHAIN ❖ SOLE AGENTS ❖

A double aspect retirement apartment, for independent living but with security & safety in mind; enjoying a communal lounge, launderette & a guest suite for visitors/family. Further photographs online. Just over a mile to Windsor Central Station. This apartment faces Clarence Road, where one can observe the world passing by. This flat has adjoining neighbours only above & below, not sharing party walls with another flat!

RBWM: Council Tax Band D. **Tenure:** We're advised *125 year lease from 1991. *We're advised the service charge for 2021 was £3,576.26 p.a. & ground rent £475.11 p.a. We're advised that *1% of the re-sale price goes back into the sinking fund. * = all T.B.C.

Location: West end of Green Lane.

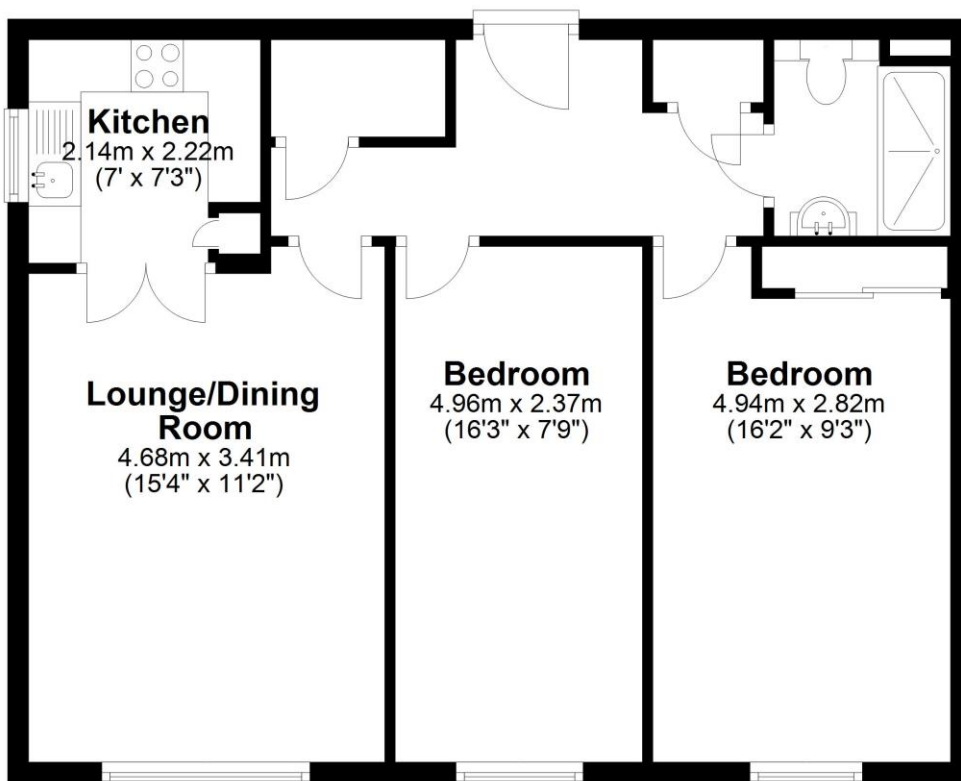




All measurements & square areas are both approximate & maximum!!

First Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 sq. feet)

Please note that these plans are strictly for identification purposes only and not to scale.
Plan produced using PlanUp.

www.lsandm.co.uk

N.B. (1) Leyton-Smith & Moseley for themselves and for the vendor of this property whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer or a contract. (2) These particulars have been prepared as a general guide and for clarification Leyton-Smith & Moseley wish to inform prospective purchasers that they have not carried out a detailed survey, nor tested the services, appliances and specific fittings. (3) Room measurements should not be relied upon for carpets and furnishings. (4) These particulars are issued on the understanding that any negotiations respecting the property referred to will be conducted through Leyton-Smith & Moseley.

Please advise when you are no longer seeking.

Energy performance certificate (EPC)

Flat 15 The Meads
Green Lane
WINDSOR
SL4 3TP

Energy rating

B

Valid until: **9 June 2023**

Certificate number: 0806-2890-7766-9697-5221

Property type

Mid-floor flat

Total floor area

64 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60