

The **Frost** Partnership

Windsor Sales: T: 01753 833000 E: windsor@frostweb.co.uk

Apartment 18, Convent Court, Hatch Lane, Windsor, SL4 3QR

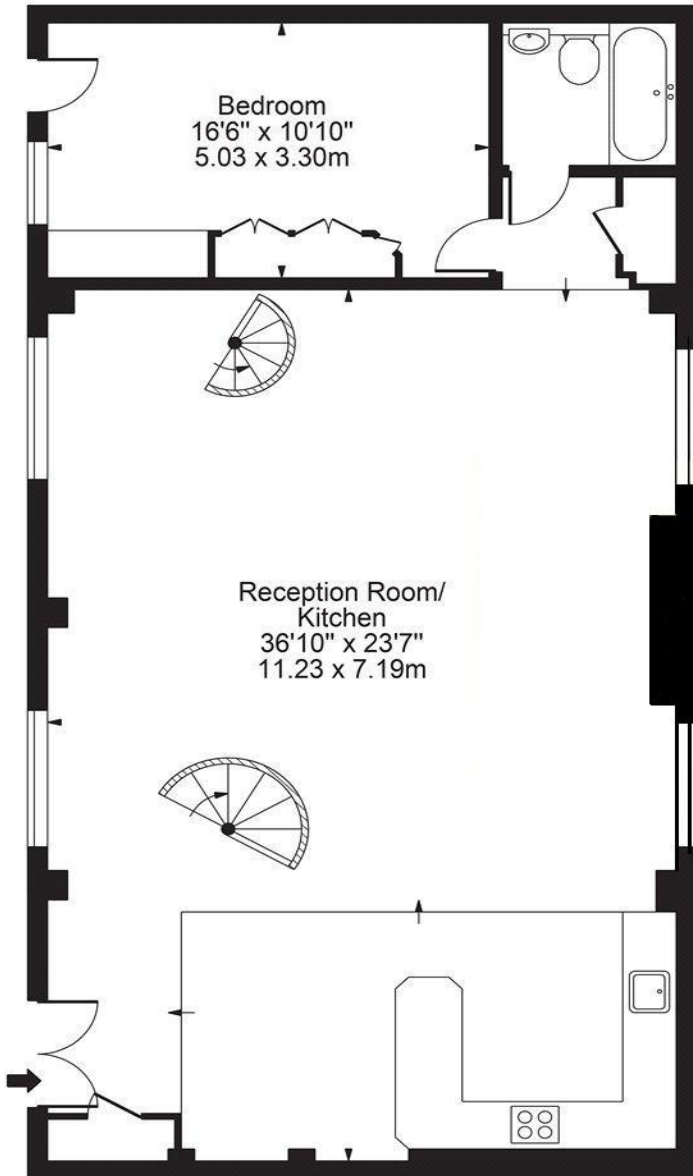
Asking Price: £649,999 (Leasehold)



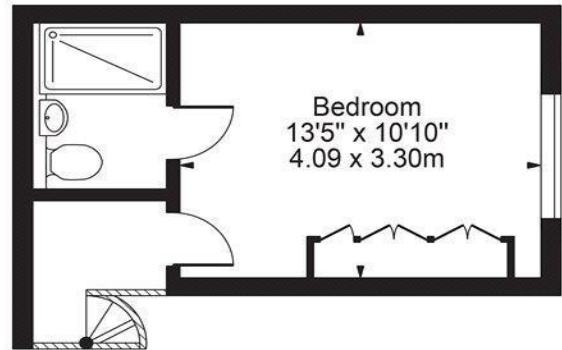
- Leasehold
- 3 Bedrooms/Home Office
- 3 Bathrooms

- Flat/Apartment
- Charming Enclosed Courtyard
- Gated Parking

Approx. Gross Internal Area 1543 Sq Ft - 143.35 Sq M

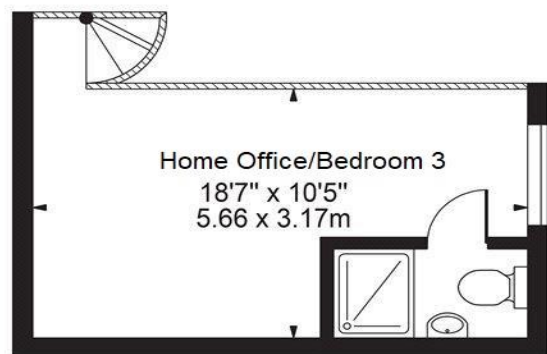


Ground Floor
(1123 Sq Ft - 104.33 Sq M)



Mezzanine
(214 Sq Ft - 19.88 Sq M)

Convent Court, Windsor



Mezzanine
(206 Sq Ft - 19.14 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

SUMMARY

One of the largest SPLIT LEVEL penthouse apartments in convent court with direct access to a beautiful indoor courtyard for outdoor space. This impressive executive apartment offers spacious living, boasts high ceilings and an impressive original stone fireplace and stone framed windows. Accommodation comprises a highly appointed kitchen breakfast area with granite work tops, three double en-suite bedrooms with the master bedroom positioned on the first floor, bedroom two is found on the ground floor and bedroom three bedroom is positioned on the mezzanine floor. The three bathrooms are accessed from each bedroom.

THE GROUNDS & LOCATION

The apartment is set amongst beautifully landscaped communal gardens and court yards. Parking is found within the development through secure gated access. Location is just over a mile from Windsor town centre with its excellent range of shops, bars, restaurants and two train stations.

CONVENT COURT HISTORY

The Grade II listed complex, parts of which date back to 1853, formerly home to the Community of St John Baptist, also known as the Sisters of Mercy, an Anglican religious order of Augustinian nuns. In 2001, the order moved to Oxfordshire, and the buildings were converted into 70 luxury apartments.

AGENT'S NOTE

Energy Efficiency Rating - band To be confirmed. Please contact us for a full copy of the Energy Performance Certificate (EPC)

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.

VIEWING:

Via The Frost Partnership, Clarence Road, Windsor,
Berkshire

Telephone: 01753 833000 Email: windsor@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.