

# The **Frost** Partnership

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**31A Eton Wick Road, Eton Wick, Windsor, Berkshire, SL4 6LU**

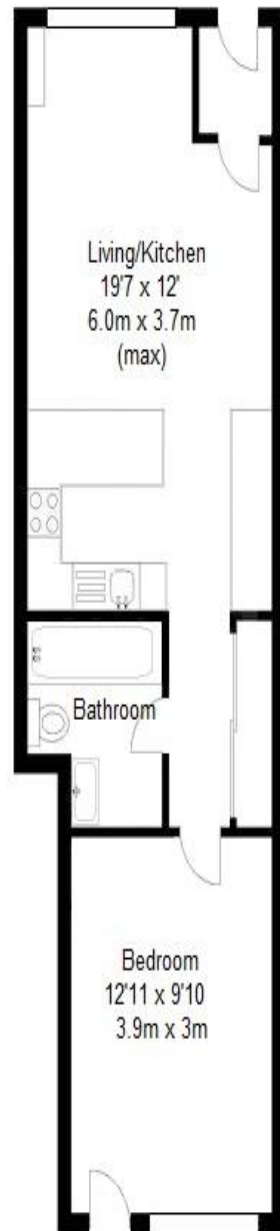
**Asking Price: £260,000 (Leasehold)**



- Ground floor maisonette
- large rear garden
- Off-street parking

- Refitted kitchen & bathroom
- Garden room
- EPC-E. Council tax C

# Eton Wick Road, Eton Wick



**TOTAL INTERNAL AREA 459 sq.ft. (43 sq.m.)**

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.

# **Description**

An absolutely stunning ground floor 1 bedroom maisonette with direct access out onto its own large rear garden with patio and delightful garden room with light and power. The current owners have undertaken an extensive programme of updating and improving resulting in a superb, contemporary apartment. The property has amongst other updates had a new central heating system installed including a new boiler.

The flat is centrally located close to all amenities in this very popular Thames side location, a short drive from Windsor with the added advantage off-street parking directly to the front.

# **Lease Details**

Lease expires 01/01/2145

Ground Rent £250 PA

No service charge.

## **Directions**

## **VIEWING**

Via The Frost Partnership, Clarence Road, Windsor, Berkshire

Telephone: 01753 833000 Email: [windsor@frostweb.co.uk](mailto:windsor@frostweb.co.uk)



#### 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.



**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.