

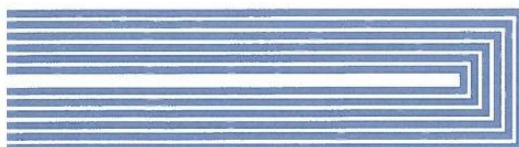


## Springfield Road

, Windsor, Berkshire, SL4 3PZ

## Rental £1,450 pcm

2 bedroom Flat / Apartment available 20 May 2024



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- \* Unfurnished
- \* 2 Double Bedrooms
- \* Central Heating
- \* Sun Terrace
- \* Double Glazed
- \* Council Tax - BAND C
- \* Short walk to Town
- \* EPC RATING - C
- \* Close to travel links
- \* MUST VIEW!

## Situation

Situated above commercial premises, we are proud to offer to the market this two double bedroom apartment with a modern open plan kitchen and reception room, main bathroom and South West facing outside terrace. Only a short walk from the fantastic amenities of Windsor town centre whilst benefitting from being tucked away in a peaceful area. Available from 20th May on an Unfurnished basis, please call for a viewing! May be open to earlier move date. No parking. EPC C, Council Tax C

## Accommodation

### Bedroom One (First Floor)

Double glazed UPVC window and radiator below, fitted units with overhead cupboard space and hanging storage, power points, newly fitted carpet.

### Reception Room (First Floor)

Front entrance door leading directly from South West facing sun terrace into Reception Room. Wood effect flooring throughout, double glazed window with radiator under, open plan t...

### Bathroom (Second Floor)

Bathroom inclusive of glass panel enclosed bath with mixer taps and electric shower above. Vanity wash hand basin and low level W.C, radiator and tiled surrounds including floorin...

### Bedroom Two (Second Floor)

Double glazed UPVC window and radiator below, power points, newly fitted carpet.

### Kitchen (Second Floor)

Open plan to reception room, eye and base level units with work surfaces over, stainless steel sink with mixer tap, integrated oven with four ring electric hob and extractor over, ...

### Terrace (Second Floor)

South West facing terrace to entrance of the property with room for seating, a small storage cupboard and shelving space.

All measurements are approximate.

## Further Information

The deposit required is £1,673.07

The landlord is willing to rent this home to Employed, Self Employed, Retired

Property Ref: inst-4497

Creation Date: 17/05/2024

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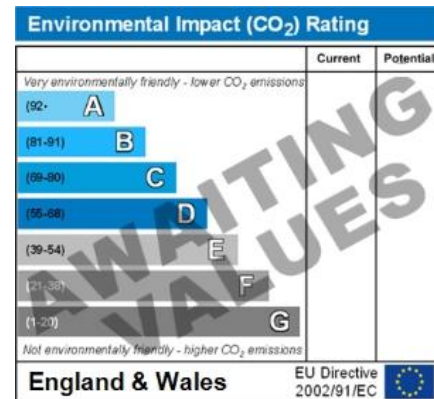
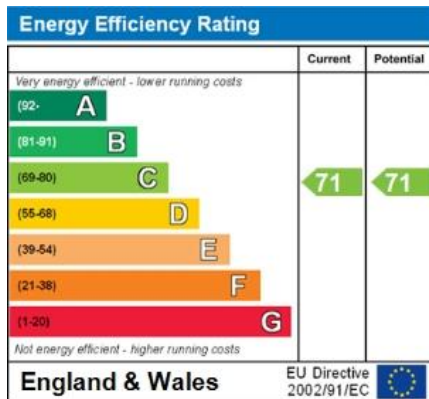
### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd, 2024. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.