



7 CHAMBORD HOUSE  
ENGLEFIELD GREEN

**BUCKINGHAMS**



# 7 Chambord House

Queenswood Crescent • Englefield Green • TW20 0AT

£425,000 Leasehold

A beautifully presented high specification ground floor apartment with a private patio terrace, on a sought after development on the edge of Windsor Great Park.



- LOVELY GROUND FLOOR APARTMENT
- SUPERB FITTED KITCHEN
- TWO ALLOCATED PARKING SPACES
- 125 YEAR LEASE FROM 2016
- TWO DOUBLE BEDROOMS, ONE EN SUITE
- LIVING ROOM OPEN TO PRIVATE PATIO
- ON THE EDGE OF WINDSOR GREAT PARK
- SERVICE CHARGE £2065, COUNCIL TAX BAND D

RECEPTION HALL • SUPERB KITCHEN OPEN TO LIVING ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • SECOND DOUBLE BEDROOM • BATHROOM • PRIVATE PATIO TERRACE • TWO ALLOCATED PARKING SPACES

## Description

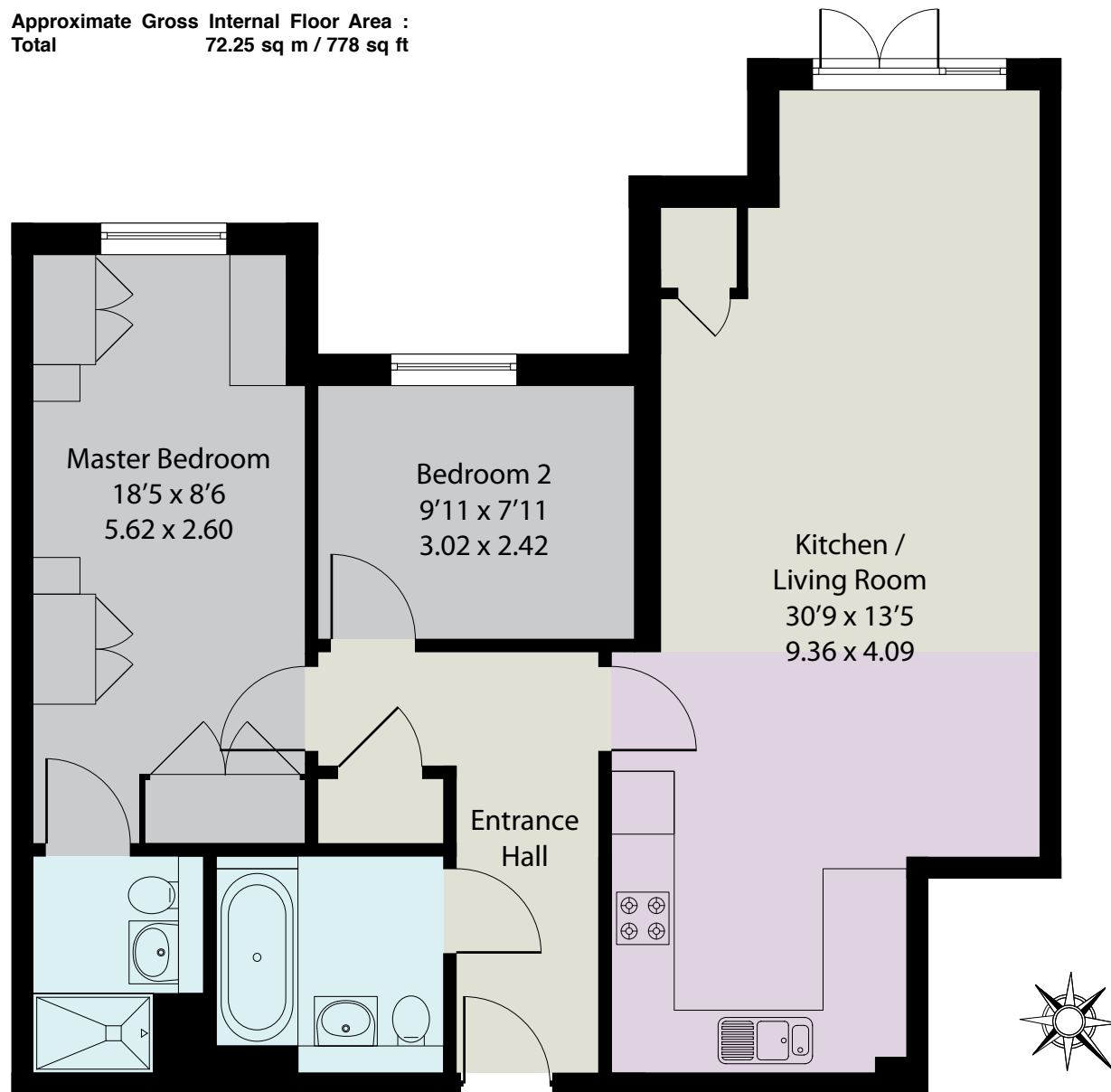
This is a superb apartment; having been constructed to an excellent standard by CALA Homes in 2016 the property has been beautifully maintained and improved by the current owners and in our view would make an excellent home, especially having the rare benefit of its' own private patio terrace accessed directly from the living room & enjoying a bright Southerly aspect. The location is perfect too, being just a couple of minutes' stroll straight into Windsor Great Park, so overall this represents a great opportunity.

## Directions

From our offices on Station Approach, Virginia Water turn left onto Christchurch Road, at the roundabout take the third exit straight across to stay on Christchurch Road and at the traffic lights turn right onto the A30 London Road. Follow for 2.2 miles with the Great Park to your left then turn left into Wick Road; the entrance to Queenswood Crescent is the first turning on the right and Chambord House will be found at the rear of the development.



Approximate Gross Internal Floor Area :  
Total 72.25 sq m / 778 sq ft



EPC: B85.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 7CHB011610223 HPI ©2022 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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