



**Horton**

£250,000 *Share of Freehold*

**B. S. BENNETT**

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**A two bedroom first floor maisonette, fully fitted kitchen, spacious lounge, bathroom with bath and shower, loft access, single garage and a large communal Orchard. Located within the heart of the pretty and semi-rural Village of Horton and providing easy access to Motorway Networks M4/M3/M25 and Heathrow Airport. Nearby Stations at Wraysbury and Datchet serve the Windsor and Waterloo line. Shopping Centres at Staines and Windsor are within a four/six mile drive. Energy rating: D**

## **Location:**

Horton is a semi-rural village within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Conveniently situated with easy reach of the Motorway network M4, M25, M3 and London Heathrow Airport. Ideal for commuters with Wraysbury and Datchet stations providing direct links into Windsor & London Waterloo. Both Staines and Windsor are within a four/six mile drive.

## **Lease Information:**

Lease Term: 99 years from December 1981. The owner is currently finalising the lease to extend it to 999 years.

Ground Rent: Peppercorn

Annual Service Charge - Approximately: £445.56 (Includes building insurance)

The current owner is the leaseholder with a share of the freehold and a share of ownership of the Orchard through Dawn Redwood Close Management Company which they are shareholders of as a lessee. This would be transferred to the buyer when they become the new lessee.

## **Services:**

Electricity, water, main drainage.

Broadband Availability (according to ofcom.org.uk): Standard

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## **Local Authority**

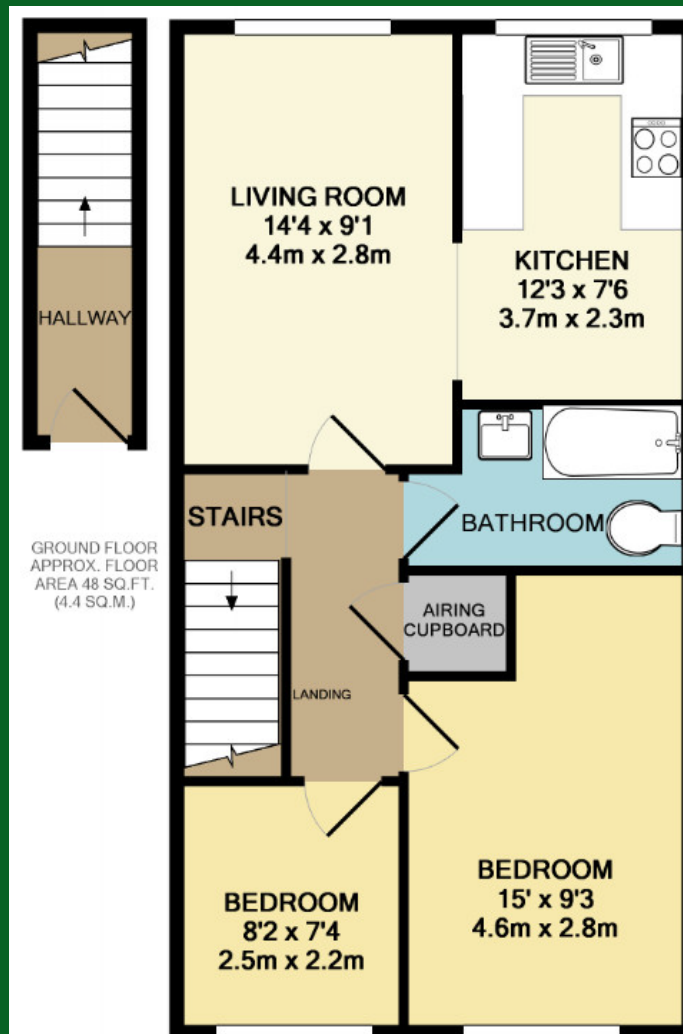
Local Authority Royal Borough of Windsor & Maidenhead

Telephone 01628 798888

Council tax band: C

Payable 2024/25: £1539.91





GROUND FLOOR  
APPROX. FLOOR  
AREA 48 SQ.FT.  
(4.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 541 SQ.FT.  
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

# B.S. Bennett Estate Agents

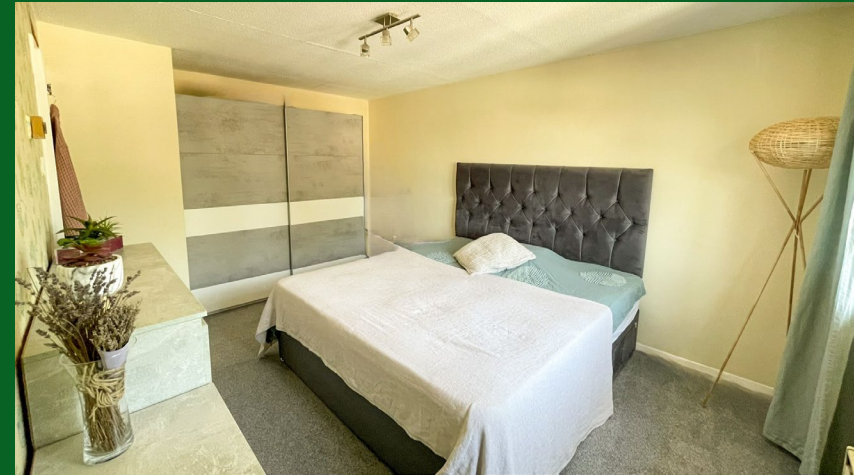
2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS

t: 01784 483839 e: post@bsbennett.co.uk

[bsbennett.co.uk](http://bsbennett.co.uk)



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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.