



THE RESIDENCE, 26 TRINITY PLACE, WINDSOR, BERKSHIRE, SL4 3AP

Unfurnished, **£3,900 per month** + £276 inc VAT tenancy paperwork fee and other charges apply.*

Available immediately



BRAND NEW FIRST FLOOR APARTMENT OFFERING SPACIOUS ACCOMMODATION

• EPC Rating = B Council Tax = G

Description

Set within the Clarence Crescent Conservation area in the heart of Windsor town centre, a first floor apartment offering beautifully presented and high specification accommodation.

Accommodation includes: entrance hall, open plan kitchen / reception room with balcony, master bedroom with balcony and fitted wardrobes and en-suite bathroom, second double bedroom with fitted wardrobes and en-suite shower room, third double bedroom, shower room, utility cupboard. The property also benefits from two parking spaces in private residents carpark.

Situation

Trinity Place is a highly desirable road close to Windsor town centre, which offers an excellent range of shopping, leisure and educational facilities. Rail connections are available to London (Waterloo) from Windsor & Eton Riverside Station and to London Paddington (via Slough) from Windsor Central Station. The M4 is available via junction 6, which provides access to Heathrow, Central London, the West Country and the M25, which in turn provides links to the M3 and M40.

Educational opportunities are excellent and include St George's Windsor Castle, Brigidine and Upton House in Windsor, St Mary's and Papplewick in Ascot, and Eton College.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



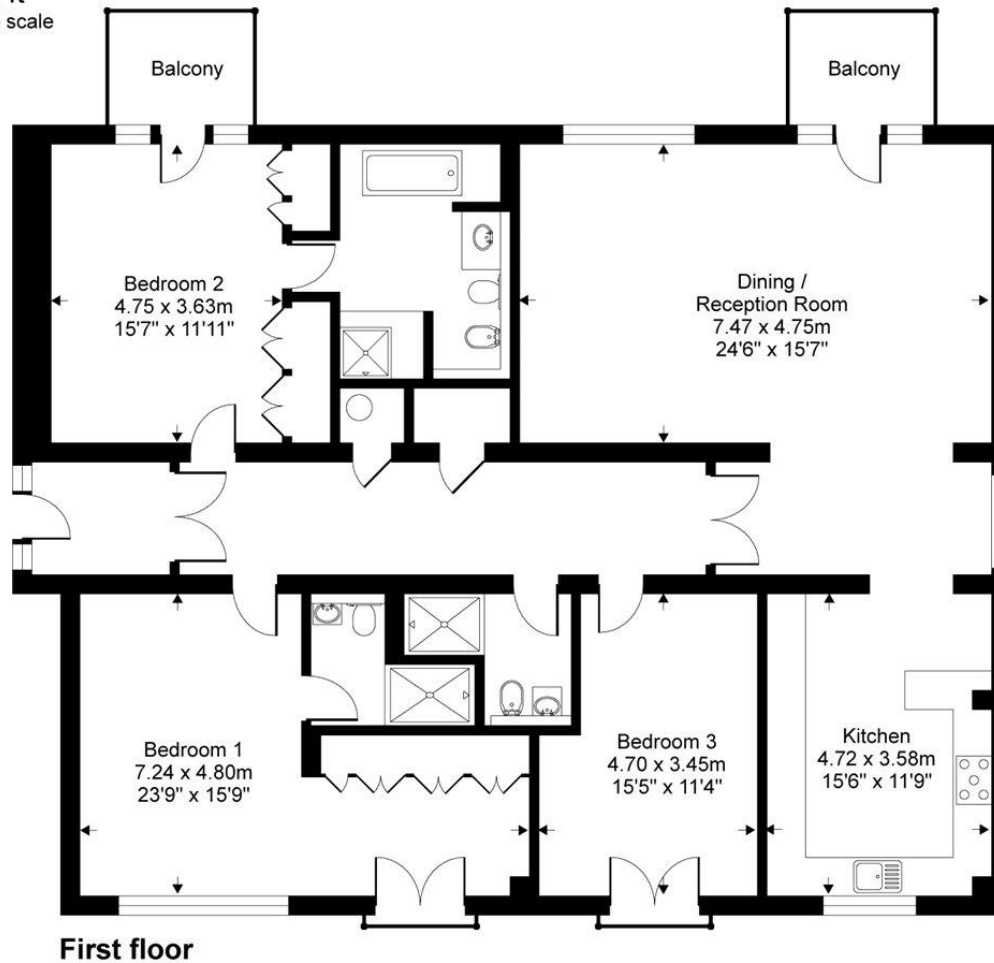
Trinity Place, Windsor, SL4

Gross internal floor area (approx):

175.1 sq m / 1885 sq ft

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £276 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20151118SUBI

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Windsor Lettings

Madelaine Cowdrey
mcowdrey@savills.com

+44 (0) 1753 834 648

savills.co.uk